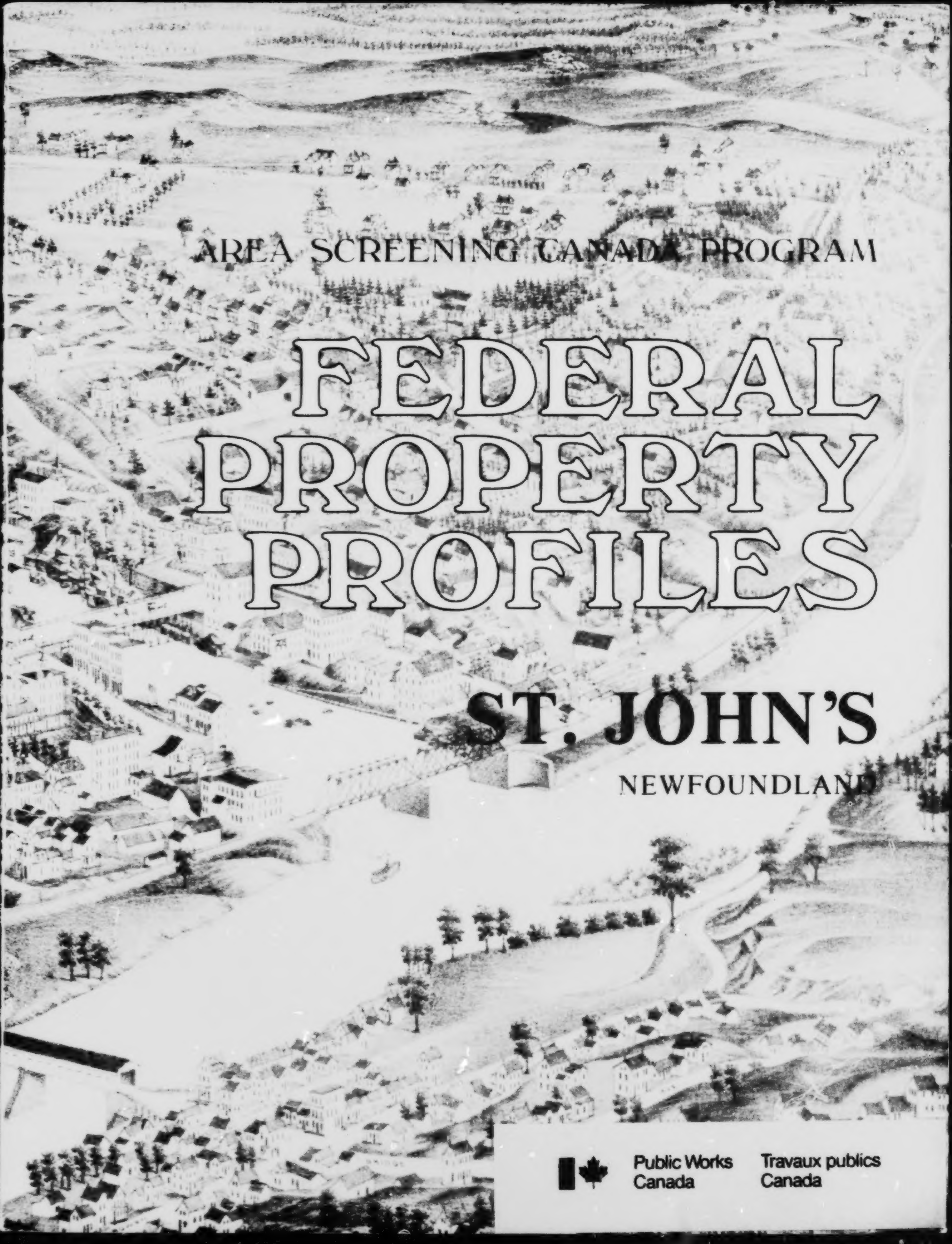

AREA SCREENING CANADA PROGRAM

# FEDERAL PROPERTY PROFILES

## ST. JOHN'S

NEWFOUNDLAND

Public Works Canada
Travaux publics Canada

AREA SCREENING CANADA PROGRAM

# FEDERAL PROPERTY PROFILES

## ST. JOHN'S

NEWFOUNDLAND

PREPARED BY PUBLIC WORKS CANADA
REAL ESTATE SERVICES DIRECTORATE

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# PREFACE

Real Estate Services Directorate of Public Works Canada, on behalf of the Treasury Board Advisory Committee on Federal Land Management (TBAC/FLM) carries out the Area Screening Canada Program to assist in the implementation of the Federal Land Management Policy approved by Cabinet in 1973. The basic principle of the policy is that federal lands should be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

In order to help fulfill this policy principle, the ongoing Area Screening Canada (ASC) Program systematically reviews the current use of federal landholdings in selected study areas across Canada. Each ASC report includes a map of federal government landholdings located within the study area and an urban profile which presents selected information on social, economical and environmental factors as well as trends that may have an impact on federal real property management. Land planning objectives of the various levels of government have been compiled to supplement the profile. Following a general description of the characteristics of the overall federal presence, all federal government landholdings are individually examined in their particular local context.

On 4 February 1987 the ASC report for the St. John's, Newfoundland study area was approved by the TBAC/FLM. All planning information relating to federal properties contained in this report is based upon data provided and reviewed by the various departments and agencies and is current to 1986.

A restricted version of the ASC report is prepared for distribution to federal departments. This version provides a complete description and evaluation of each federal property in the study area. An unrestricted version of the report including a property inventory is available for public distribution.

As a follow-up to this report, properties which appear to have potential for improved use are re-examined yearly or as warranted.

Public Works Canada gratefully acknowledges the participation of the Treasury Board Advisory Committee on Federal Land Management and other federal departments in the Area Screening Canada Program. A special thanks is extended to those federal and provincial departments and municipal organizations that provided information and data essential to the preparation of the individual reports. Appreciation is also extended to Public Archives Canada for the provision of the illustration depicted on the cover, which was taken from an exhibition of panoramic maps entitled "Birds-eye Views of Canadian Cities".

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| Site 96 | PWC | House, 15 MacNaughton Drive |
| Site 97 | PWC | House, 16 MacNaughton Drive |
| Site 98 | PWC | House, 18 MacNaughton Drive |
| Site 99 | PWC | House, 19 MacNaughton Drive |
| Site 100 | PWC | House, 20 MacNaughton Drive |
| Site 101 | PWC | House, 21 MacNaughton Drive |
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| Site 105 | PWC | Pleasantville |
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# ST. JOHN'S AREA SCREENING CANADA

## EXECUTIVE SUMMARY

St. John's is located in southeastern Newfoundland on the eastern edge of the Avalon Peninsula. The ASC study area includes the St. John's urban area comprised of the City of St. John's, the Metropolitan Area of St. John's, the Towns of Portugal Cove, St. Phillip's, St. Thomas, Paradise, Mount Pearl, Goulds, Hogans Pond, Petty's Harbour/Maddox Cove, New Town and Wedgewood Park. The St. John's urban area covers 480 $km^2$ and had a population of approximately 108,000 in 1981.

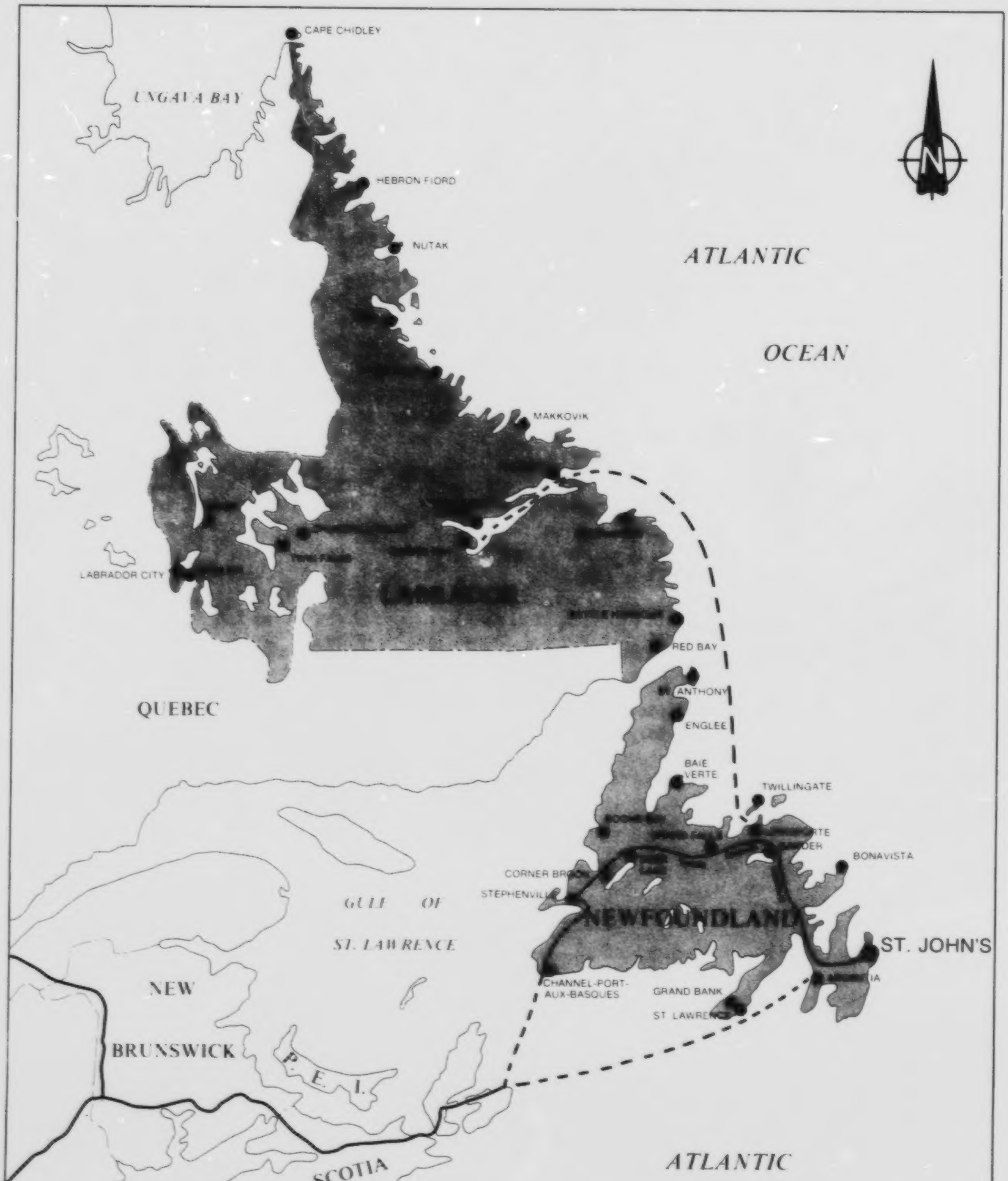
The economic base of the region revolves around port activity, distribution and the service sector. The three levels of government account for the largest amount of employment in the CMA. Trade, transportation and industry account for over 10 percent of the CMA's employment base.

One quarter of the area's retail commercial activity is located in the CBD. Over 90 percent of planned new developments have been identified for the CBD and the CBD will continue to remain strong.

Industrial activity focuses on the harbour and the marine/surface transportation interface. Over 1000 ha of industrial parks have been identified, as a result of optimism for offshore development but only approximately 10 percent of these are now occupied and 20 percent are serviced.

The major planning objectives of the St. John's Regional Plan focus on strengthening of CBD roles, improvements in the road network and a move towards stronger regional government to control urban sprawl and regulate the delivery of services in a cost/effective manner.

## Location Map — St. John's Area Screening Study
## Carte de localisation — Dossier urbain de St. John's


CAPE CHIDLEY
UNGAVA BAY
HEBRON FIORD
NUTAK
ATLANTIC
OCEAN
MAKKOVIK
LABRADOR CITY
RED BAY
ANTHONY
ENGLEE
BAIE VERTE
TWILLINGATE
BONAVISTA
CORNER BROOK
STEPHENVILLE
NEWFOUNDLAND
ST. JOHN'S
CHANNEL-PORT-AUX-BASQUES
GRAND BANK
ST LAWRENCE
QUEBEC
GULF OF ST. LAWRENCE
NEW BRUNSWICK
P. E. I.
NOVA SCOTIA
ATLANTIC
OCEAN
N

Scale Échelle 1:8,500,000

# 1.0 INTRODUCTION

## 1.1 Definition of Study Area

The study area encompasses the central portion the St. John's, Newfoundland Census Metropolitan Area (CMA). The study area is 480 $km^2$ or 42% of the CMA. The 1981 Statistics Canada census subdivisions boundaries define the study area which includes the City, portions of the Metropolitan Area of St. John's and the Towns of Portugal Cove, St. Phillips, St. Thomas, Paradise, Mount Pearl, Goulds, Hogans Pond, Petty Harbour/ Maddox Cove, New Town and Wedgewood Park.

The information contained in this report was compiled in 1986 and is considered the most recent data available.

## 1.2 Location

The St. John's study area is located on the eastern side of the Avalon Peninsula bounded by Conception Bay on the west and the Atlantic Ocean on the east. The Avalon Peninsula is located in southeastern Newfoundland. In 1981 Statistics Canada estimated a population of 154,820 within the St. John's CMA, of which 83,770*, or 54%, were resident in the City of St. John's. (See Figure 2)

## 1.3 Geographical Characteristics

Glaciation action on bedrock has fashioned the topographical features of the St. John's area. The bedrock geology of the area is composed of elements of the Holyrood Anticline and Trepassey Geosyncline, ancient sedimentary structures with overburdens of paleo-marine deposits and peat bog deposits. A very thin covering of forest soils is noted, except in river valleys and lake fringes where more significant deposition has taken place, such as the Waterford River basin.

In the St. John's area there are a number of distinct ridges which are roughly aligned northeast to southwest enclosing shallow valleys and are erosional components of the bedrock geology. The first valley contains the Waterford River and St. John's Harbour with Southside Hills bordering it on the south and Signal Hill (Site 48 - Parks Signal Hill National Historic Park) and the White Hills an extension of the ridge on the north side of the Harbour.

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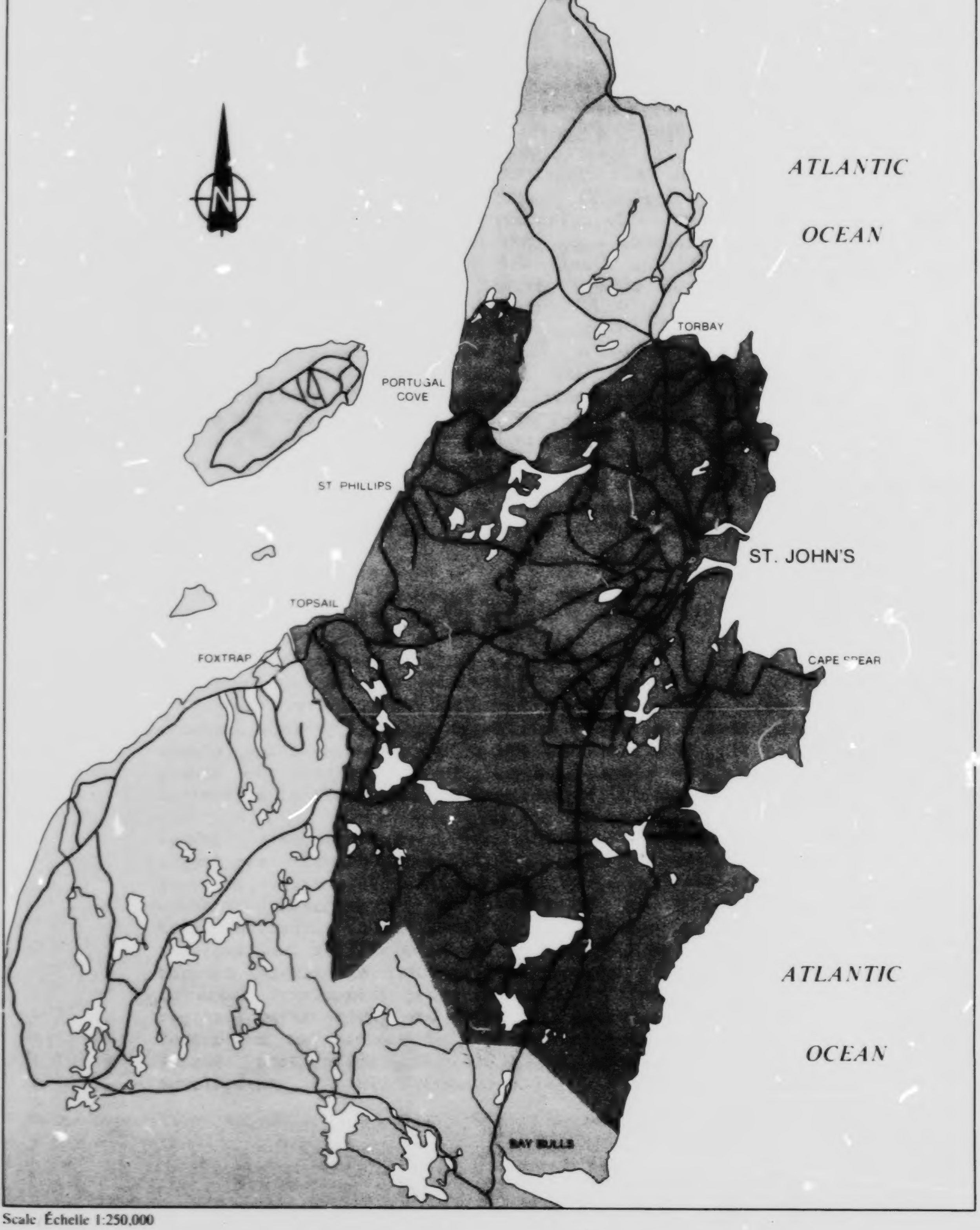
* Since 1982 the City of St. John's has expanded its boundaries to include large tracts of the Metropolitan Area including areas adjacent to the town of Wedgewood Park to the north and the areas known as East Meadows, Kilbride and Shea Heights (Freshwater Bay area) to the south. Statistical information has not been interpolated, at this time.

The second ridge, upon which the older central part of St. John's is built, inclines from the harbour to a crest at about 91.4m elevation. Most of the post war urban expansion has taken place where it slopes more gently into a second valley. To the northeast, the valley widens to form a relatively flat basin including a number of ponds and Quidi Vidi Lake which discharges into the Atlantic via Quidi Vidi Gut. The ridge and valley topography continue north and west to the shores of Conception Bay.

The climate of the area is marine which is influenced by the presence of the Labrador Current and the warm, wet air masses moving up from the south. The seasonal temperatures are well moderated and temperature extremes are less severe than other locations at this latitude However, St. John's is noted for the unpredicability of its weather patterns because it is in the transition zones of continental air masses and maritime air masses. Movement of cold continental air masses from the northwest tend to disrupt the basically moderate winters. Summers are usually short, without extremes of heat, due to the moderating effect of cool Atlantic waters and the presence of late spring sea ice and icebergs carried south by the Labrador Current. Sea fog is a recurrent weather condition which periodically affects all of the Avalon Peninsula and surrounding area.

Study Area Map — St. John's Area Screening Study
Secteur d'étude — Dossier urbain de St. John's


N
ATLANTIC
OCEAN
TORBAY
PORTUGAL
COVE
ST PHILLIPS
ST. JOHN'S
TOPSAIL
FOXTRAP
CAPE SPEAR
ATLANTIC
OCEAN
BAY BULLS

Scale Échelle 1:250,000

# 2.0 URBAN PROFILE

## 2.1 History and Economic Context

The founding of St. John's can be dated to 1528 when, at the suggestion of the British Navy, a West Country merchant named Bute was authorized to found a colony in Newfoundland, but tradition records European occupancy of the area going back to the 1300's based on Spanish, Portugese, Basque and English fishing industries. Visits of Norsemen and Irish Monks have also been evidenced and postulated.

Sir Humphrey Gilbert landed on King's Beach (Site 133 - TC King's and Queen's Wharf), St. John's on 05 August 1583 and claimed the island of Newfoundland in the name of Queen Elizabeth I. It was from this date that Newfoundland claims its colonial heritage. Throughout the colonial period, St. John's Harbour was a convenient haven and supply centre for multi-national fishing fleets on the Grand Banks and a stopping point for Trans-Atlantic vessels moving to other North American and Caribbean destinations.

The economy revolved around port activity which included fish processing, wholesaling, storage and various aspects of marine administration. Economic growth, prior to Newfoundland's inclusion in the Confederation of Canada in 1949, was sporadic and dependent upon the market demand for fish products, forest products and marine related activities. The economy of St. John's and surrounding area was dramatically affected by the use of St. John's as a port and aerodrome by the United States Government during the second World War and was one of the main sources of income for the populace during that period.

In the immediate post-war period, there was a slump in economic activity, but between Newfoundland's Confederation in 1949 and up to 1957, rapid economic growth occurred, which culminated in the extension of public facilities, improvements in social welfare and the expansion of the provincial civil service and post-secondary education system. The economy rapidly developed into a service-oriented economy, moving away from the traditional resource based economy which existed prior to Confederation. The net effect of this growth was increased average income levels and numerous spin-off activities in the retail trade and distribution industries.

Federal government involvement in the local economy has been significant, though often indirect, through transfer payments to the Province, which secured some stability in what was often a turbulent economy. Departments such as DRIE, TC, ND, EC, NRC, F&O, and PWC have contributed to the local economy through the provision of their services and facilities. In particular, DRIE has provided major support through its industrial development program and contributions to urban development projects, such as the Harbour Arterial road, regional water supply and industrial park development. PC received control of the harbour in 1965 and has made significant efforts to improve port efficiency, while restricting haphazard waterfront development. The F&O Northwest Atlantic Fisheries Centre (Site 21) has consolidated their departmental activities and increased research capabilities. PWC maintains a substantial investment in real property to accommodate a number of federal departments in the St. John's area. TC St. John's Airport (Site 115) has been an important link in both the domestic and international air transportation industry. Finally, ND has provided an active, involved role in the local economy since Newfoundland joined Canada.

## 2.2 Demographic Features

### 2.2.1 Population

There were approximately 107,816* people residing in the St. John's study area in 1981, with approximately 78% located within the City boundaries. However, over the past five years the population has shifted from the city core to suburban areas. Smaller municipalities such as Goulds and Mount Pearl have experienced increases in their average annual rate of growth.

Since the study area encompasses about 70% of the CMA population, the past growth trends and population projections for both the study area and the CMA are comparable. Over a 25 year period, the study area has experienced approximately twice the average rate of growth relative to Newfoundland and Canada (see Figure 1). Assuming there is continued growth resulting from St. John's role as the provincial capital and the administrative and distribution centre for the region, the population could reach 198,000-215,000 by 2001 (see Figure 2), depending on the pace of offshore development and the ability of the Newfoundland economy to meet the challenges.

Future growth between 1985-2001 will be of the same magnitude to that achieved in the early 1980's. An increase of almost 50,000 persons in the CMA is forecast at a growth rate of 2% per year is above the national average. The growth of services, and other components of the provincial economy and potential of the off-shore oil development make these estimates plausible. However, population growth over the period ending in 2001 is dependent on whether offshore oil development takes place as a steady growth of activity or as a boom and bust cycle.

Figure 1

Population Growth 1961-1981
Study Area, Newfoundland and Canada

| Area | 1961 | 1971 | 1981 | 1985 |
|---|---|---|---|---|
| Study Area | 91,654 | 132,005 | 154,820 | 160,000 |
| Newfoundland | 457,853 | 522,104 | 567,700 | 580,400 |
| Canada | 18,238,247 | 21,568,311 | 24,341,700 | 25,358,500 |

Sources: Statistics Canada, 1966 Census of Canada Catalogue No. 95-60, Bulletin C-1, 1971 Census of Canada Catalogue Numbers 92-702, 95-731 CT-1B and 91-211 Annual, 1981 Census of Canada, Census Tracts and June 1, 1985 Post-censal Annual Estimates for Census Divisions and Metropolitan Areas.

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*Data not interpolated for Portugal Cove or Conception Bay South Census areas.

Figure 2

Actual and Projected Population 1971-2001 (000's)
City of St. John's and St. John's CMA

| Year | City of St. John's Actual | CMA | |
|---|---|---|---|
| | | CMHC ** | Hibernia ** |
| 1976 | 86,653 | 145,400 | 145,400 |
| 1981 | 83,770 | 154,820 | 154,820 |
| 1985 | 99,013* | - | 155,810 |
| 1986 | - | 171,000 | - |
| 1991 | - | 185,000 | 163,720 |
| 2001 | - | 215,771 | 198,195 |

* City of St. John's Planning Department Projection includes approximately 10,000 persons added to City population during amalgamation with surrounding areas.

** The CMA population projections are qualified by the authors and comparison of the Hibernia report with post-censal annual estimates (see Figure 1) indicate a trend in between the two projections.

Sources: Statistics Canada, 1971 Census of Canada, CMHC Population, Household and Housing Requirements 1976-2001, updated 1981 and Hibernia: Demographic Impacts - Report to Mobile Oil Canada by Community Resources Services Limited, 1985, St. John's, Newfoundland.

### 2.2.2 Employment

As the provincial capital, the City of St. John's employment base is dominated by activities in public administration, finance, business services, education and health (see Figure 3). The city's role as a provincial distribution centre is reflected in the significant labour force figures for trade and transportation industrial groups, which together account for over 10% of the CMA's employment base.

The weakest sectors of the economy relative to the provincial and national figures are manufacturing and primary industry, which result from the area's isolation and distance from the main markets of central Canada.

Unemployment rates in the St. John's CMA have been consistently lower than elsewhere in the Province. This is a result of stability offered by service activities and the diversity of opportunities available in the metropolitan area. Unemployment levels have risen steadily from 5,000 in 1975 to 11,000 in 1985 for a current unemployment rate of 15% (see Figure 4). In 1981, the unemployment in the St. John's CMA was 10.8%.

## Figure 3

Labour Force Occupation by Sex
St. John's CMA

| Occupation Major Groups* | Male | Female | Total |
|---|---|---|---|
| Managerial, administrative and related occupations | 5,555 | 1,585 | 7,140 |
| Teaching and related occupations | 1,530 | 2,135 | 3,665 |
| Medicine and health | 1,340 | 3,925 | 5,265 |
| Technological, social, religious artistic and related occupations | 3,570 | 1,190 | 4,760 |
| Clerical and related | 3,755 | 11,625 | 15,380 |
| Sales occupations | 3,995 | 2,550 | 6,545 |
| Service occupations | 4,315 | 4,905 | 9,220 |
| Primary occupations | 1,445 | 125 | 1,570 |
| Processing occupations | 1,325 | 700 | 2,025 |
| Machinery, product fabricating assembling and repairing | 3,305 | 170 | 3,475 |
| Construction trades occupations | 4,640 | N/A | 4,640 |
| Transport, equipment operation | 2,640 | N/A | 2,640 |
| Other | 3,030 | 510 | 3,540 |
| TOTAL | 40,445 | 29,420 | 69,865 |

* Occupation categories not applicable involve 715 males and 795 females which brings the total labour force to 71,375.

Source: Statistics Canada, 1981 Census of Canada Catalogue 95-968.

For the age group 15-24 years, the unemployment rate was 16.9%. For the age group 25 and over, the unemployment rate was only 9.8%. Components of the unemployed force are both unskilled and migrant in character. The migrant labour force has been further increased by the expectations of the impending offshore oil development.

Because of the slow development of the offshore oil resources, unemployment levels are expected to remain high over the next few years.

## Figure 4

Labour Force Annual Averages (000's)
St. John's CMA

| Year | Population (15+) | Labour Force | Unemployed | Unemployment Rate |
|---|---|---|---|---|
| 1975 | 93 | 55 | 5 | 8.4% |
| 1980 | 106 | 67 | 7 | 11.2% |
| 1983 | 113 | 70 | 9 | 13.3% |
| 1984 | 113 | 72 | 11 | 15.0% |
| 1985 | 112 | 72 | 11 | 15.0% |

Source: Statistics Canada, June 1985 Post-censal Annual Estimates for Census Divisions and Metropolitan Areas.

## 2.3 Urban Structure - City of St. John's

### 2.3.1 General Structure

The City of St. John's has developed as an important maritime centre with many industrial and other port-related activities clustered along the harbourfront. The CBD is the main commercial area, which extends linearly along Duckworth on the north side of the harbour. Residential neighbourhoods are generally north of the CBD.

The Southside Hills have limited development of the southern side of the harbour to a narrow strip along the shoreline. Topographic restrictions have induced development north and westwards from the harbour along arterial roads.

Outside the CBD the commercial areas are located along Kenmount Road west of Prince Phillip Drive (Avalon Mall area), Topsail Road westward from Columbus Drive (Village Mall area) and Torbay Road/MacDonald Drive (Torbay Mall).

Major institutional land use include 5 major hospitals, 31 elementary schools, 17 secondary schools as well as Memorial University of Newfoundland, the Newfoundland College of Trades and Technology, the Confederation Building Complex and the Pleasantville/White Hills area (Sites 20, 21, 105-108).

The traditional industrial areas are harbour oriented. There is some established activity in the White Hills area adjacent to Logy Bay Road. Light industrial activity is developing in the O'Leary Avenue Industrial Park west of the Avalon Mall, in the Donovan's Industrial Park (Mount Pearl) and adjacent to TC St. John's Airport (Site 115). New incentives for industrial development are noteworthy in the Octagon Pond area of Paradise, west of Mount Pearl.

Residential areas are scattered throughout the City with medium to high density developments primarily located adjacent to the CBD and surrounding area. Recent residential developments are found in the Kilbride area, Virginia Lake and Cowan Heights. Expansion of the residential communities is generally along major arterials. The Town of Wedgewood Park remains anachronistic as a residential community surrounded on all sides by the City of St. John's.

Most recreational areas are now integral components of residential suburbs. Major facilities include Bowring Park, Wishingwell Park, C.A. Pippy Park, the Summer Games site and Aquarena, Parks Signal Hill National Historic Park (Site 48) and TC Fort Amherst (Site 129).

### 2.3.2 Future Development

It is anticipated that future developments will involve infilling within the new City of St. John's boundaries which include consolidation and annexation of areas north and south of the original City boundary in 1982 and 1986 respectively. The strengthening of the St. John's/Mount Pearl/New Town Corridor is expected to continue due to urban development and consolidation of economic activity between Topsail (Town of Conception Bay South) and the City of St. John's, as recommended in the latest Regional Plan. Mount Pearl, New Town and Paradise will be strengthened as sub-regional centres. Local centres will be responsive to growth in the greater St. John's CMA, yet continue in their traditional roles.

### 2.3.3 Transportation

#### Road

The provincial transportation network supports St. John's role as the regional centre for the Avalon Peninsula. Major regional arterials feed traffic into the city through a radial road system. Most major roads have provincial highway designation and serve as collectors. The overall carrying capacity of the road network is severely strained due to the combined functions of the road network. The construction of the Harbour Arterial road has alleviated some of the peak hour congestion in east/west traffic. Proposals to construct a divided roadway between the crosstown arterial (Columbus Drive) and a proposed outer ring road should further reduce congestion in the CBD area (see Highways Plans) and in the Prince Phillip/ Confederation Building area.

Municipal policies now in place will encourage the development of off-street parking in the CBD and improved service of the metrobus public transit system. A major metrobus terminal is proposed in the CBD. Smoothing of the peaks in ridership on the system will be encouraged.

Terra Transport (Canadian National) operates a significant road freight operation and Road Cruiser Passenger Bus Service between Port aux Basques and St. John's and other areas of the province.

#### Water

Marine transportation has been greatly improved in recent years due to the conversion of the harbour from thrust piers with minimal support areas to marginal wharf piers with significant support areas. CN's Syncrolift (Site 10 - CN Newfoundland Dockyard) has permitted localized vessel repair to regain some of its lost business in support of Canadian as well as foreign vessels. The St. John's Port Corporation is responsible for the overall port administration of the St. John's Harbour. The federal government exercises administration and control over 24 of the 35 marine berths (PCa-16, CN-5, TC-2 and ND-1). A total of 4196 metres of wharf frontage has been developed, varying in length from 61 metres to 183 metres and a range of drafts from 6.1 metres to 12.2 metres. The conversion of Site 50 - PCa Berths 1-5 (Main Terminal) from break-bulk storage sheds to containerized freight has kept pace with modern cargo handling techniques and equipment, but is now at capacity. Further modifications are to be made with the removal of Shed 1 in order to increase container capacity. Break-bulk handling is to be carried out elsewhere on-site.

The Port provides an all weather four season capability in support of traditional cargo handling as well as offshore oil development support. Unique improvements to the port capacity are proposed by re-utilizing and extending tunnels under the Southside Hills to Freshwater Bay, to the south of St. John's (preliminary cost estimate $40 million). A further proposal exists to twin the harbours by developing Freshwater Bay. Extensive and costly capital works would be required to enable this development and its viability is questionable, considering the costs and expected markets for long term harbour facilities.

Recent studies for Hibernia oil field development indicated that St. John's harbour continues to have capacity for expansion of services for long term uses. Fabrication of major offshore components is better carried out at other locations, but all regional harbour areas could make contributions to the efforts to produce drill rig and oil storage platforms.

## Rail

Rail transportation consists of a narrow gauge single Terra Transport (Canadian National) track system, running from St. John's to Port aux Basque, and is a freight only operation. This rail freight service is to be continued with the support of $50 million Federal funding for improved rolling stock and maintenance upgrades. The closure of rail operation in Newfoundland was being seriously considered by Transport Canada, but closure was rejected as a viable option.

## Air

St. John's is served by the TC St. John's Airport (Site 115) supporting domestic scheduled flights and some trans-border operations. At the present time, two weekly international flights to London are being allowed on a trial basis only. Limited international charter operations are also permitted. A general aviation area is provided, specifically in support of the offshore oil traffic. National carriers are Air Canada and Canadian Pacific Airlines (formerly Eastern Provincial Airways). Local and regional carriers are Labrador Airways, Gander Aviation, Air Atlantic, Air Nova and others. Passenger traffic in 1982 numbered 598,000. Aviation demand forecasts have been made using rapid oil scenarios forecast passenger traffic will be 930,000 - 1,200,000 in 1991; 1,200,000 - 1,600,000 in 2000.[1] With the reduction in world oil prices, the rapid oil scenario now seems less likely and aviation traffic projections will be moderated. The need for an expanded air cargo facility has been highlighted to support offshore development.

### 2.3.4 Commerce

There are seven major office and/or retail space development areas in St. John's. The CBD, on the north side of St. John's harbour, provides the largest proportion of both office and commercial accommodation.

In 1983, approximately 74 000 m² or 26% of retail floor space in St. John's was located in the CBD. Declines were forecast in CBD retail space, due to the competiveness of the suburban malls. The downtown had the major concentration of office space in the City of St. John's with 78 790 m² or 47%. Approvals for new developments of 137 900 m² of office/retain space in St. John's were noted as well, of which 93% was designated for the CBD. Many of these proposed developments are dependant on the pace of offshore oil development. A number of the proposals will go ahead and a net increase in office space, primarily in the CBD will result.

The Pleasantville Complex (Site 105), located northeast of the CBD, provides a concentration of office and commercial space for the federal and provincial governments.

Figure 5

Major Commercial Developments Proposed - St. John's (1983-85)*

| Proposed Development | m² |
|---|---|
| Confederation Building Extension | 33 444 m² |
| Canadian Tire Store - Topsail Road | 4 088 m² |
| General Supermarket - Torbay Road | 2 891 m² |
| BFL Building - Crosbie/Wishingwell Road | 2 210 m² |
| First Newfoundland Place - Factory Lane | 9 410 m² |
| Eastern Product Design Office | 2 000 m² |
| McNeil Office Bldg. - Pippy Place | 1 870 m² |
| Retail Plaza - Torbay Road/Nfld. Drive | 3 201 m² |
| Scotia Plaza - Water Street | 22 086 m² |
| Convention Centre/Hotel/Office Complex - Casey Street | 61 978 m² |
| Shopping Mall Conversion - Elizabeth Ave. | 1 953 m² |
| Marine Technical Exhibition Hall - Lake Avenue | 6 408 m² |
| Office Building - Pippy Place | 2 561 m² |
| H.H. Marshall Office/Warehouse - Pippy Place | 1 800 m² |
| NLHC Office Building - Columbus Drive | 4 275 m² |

* This table reviews only the developments over 1 500 m² gross area which have an expected average value of $1 million or more. Significant commercial activity is evident over the 1983-85 period though small developments as well.

In addition to the previously noted commercial areas, the K-Mart Shopping Centre in the Town of Wedgewood Park is significant. Strip commercial development and the construction of mini-malls is becoming prevalent with the decline of many "anchor-store" based mall operations. This trend may change, as mall owners retrofit existing space to provide double and even triple the number of storefront operations, in order to maintain clientelle.

### 2.3.5 Industry

Industrial areas within the City traditionally focus on the harbour front and the marine/surface transportation interface. The prime industrial area of the City, which is near capacity, is located at the western end of the harbour. (Including Site 10 - CN Newfoundland Dockyard and Site 8 - CN Rail Facilities.)

Other industrial areas in the St. John's CMA can be divided into both light and heavy industrial sites (see Figure 6).

The focus of industrial activity has been on light uses associated with St. John's function as a retail and wholesale distribution centre. A review of available industrial land in the St. John's ASC Study Area reveals that current useage of available serviced industrial land .is at approximately 45% of capacity (see Figure 6). However, only 10% of all industrial lands are actually occupied. Heavy industrial land use in and around the harbour is near capacity.

The pace of industrial development depends on two key factors: the offshore oil scenario that may be realized (rapid oil versus slow oil) and the capability of the City of St. John's and the surrounding municipalities to keep pace with the servicing requirements and linkage to the municipal infrastructure. The offshore oil scenario now appears to be approaching the slow oil development model, and actual implementation of a working field could be deferred to the late 1990's. The City of St. John's and other area municipalities will be hesitant to make major investments in infrastructure in the "short capital" environment that they now face, if the gains in terms of tax base expansion are also to be deferred.

Industrial development will continue to expand, based primarily on the CMA's capacity to supply materials and services, with a continued focus on light industry development. Expansion of heavy industry will be based on offshore activities requirements for general fabrication of modules and sub-assemblies of offshore components. Fabrication work for large modules and significant sub-assemblie will not likely use St. John's harbour because of the lack of an adjacent "greenfield" site (sheltered, ice free harbour with suitable depth and breadth for major structures). These major assemblies are likely to occur at Martier Bay, Argentia, Come-by-Chance, Sunny Side and Marystown. St. John's will service developments at these other locations.

Figure 6

Major Industrial Parks by Type and Location
St. John's ASC Study Area

| Industrial Park | Occupied (ha) | Serviced (ha) | Total (ha) | Use |
|---|---|---|---|---|
| Light Industry | | | | |
| Beclin Industrial Park<br>Topsail Road | 6.5 | 12 | 21 | light/medium industrial |
| Cabot Development Corporation<br>Torbay Road/Majors Path | 0 | 0 | 223 | undesignated |
| Donovans Industrial Park<br>Trans Canada Highway/ Topsail Road | 42 | 147 | 189 | distribution & storage |
| O'Leary Avenue Industrial Park<br>Thorburn and Kenmount Roads | 25 | 47 | 47 | warehouse, retail, office |
| Steady Waters<br>Donovans Overpass | 2.5 | 2.5 | 2.5 | manufacturing, warehousing |
| White Hills Industrial Park<br>Logy Bay Road | 2.1 | 9.9 | 19 | undesignated, concrete plant |
| Total Light Industry | 78.1 | 218.4 | 501.5 | |
| Heavy Industry | | | | |
| Harvey's Industrial Estates<br>Torbay Road | 19 | 12 | 31 | offshore oil |
| Octagon Pond<br>Topsail Road, Paradise | 0 | 0 | 200 | offshore oil, heavy industry |
| St. Anne's Industrial Park<br>Trans Canada Highway, Paradise | 14.1 | 17.7 | 20 | moderate/heavy/ oil industry, storage |
| White Hills Industrial Area<br>Logy Bay Road | 0 | 0 | 100 | undesignated |
| Torbay Road Area<br>Torbay Road | 0 | 0 | 50 | various owners designated |
| Total Heavy Industry | 33.1 | 29.7 | 401 | |
| Airport Related Industrial Lands | | | | |
| TC St. John's Airport (Site 115)<br>General Aviation Area | 1.3 | 1.3 | 77 | undesignated |
| Torbay Road<br>Torbay Road | 0 | 0 | 130 | various owners undesignated |
| Vanguard Court<br>Airport Road | 0 | 0 | 8 | light industrial |
| Total Airport Related Lands | 1.3 | 1.3 | 215 | |
| Total Industrial Lands | 112.5 | 249.9 | 1117.5 | |

Source: Regional Industrial Expansion, Avalon Peninsula/Burin Peninsula Eastside Industrial Facilities Supply/Demand Analysis, (prepared by Newfoundland Design Associates Limited), December 1984.

### 2.3.6 Environment

The following list indicates the major environmental issues in the St. John's area:

- Waterford and Rennies Mill Rivers (Water Quality/Clean Up Program)
- C.A. Pippy Park (recreational and natural history versus institutions, government and land use conflict)
- Odor and air particulate contamination (Feed Storage Mill)
- Airport expansion impacts (mitigation)
- Major trunk sewer developments (Virginia River)
- Rural to urban land conversion (St. John's area)
- Agricultural land bank/land preservation (St. John's area)
- Garbage incinerator/generator (Robin Hood Bay)
- Landfill site - capability for life extension (Robin Hood Bay)
- Transportation of dangerous goods (St. John's area)
- Abandoned/derelict vehicles (general)

Efforts are being made to deal with each of these issues. Many decisions already taken will resolve most issues. The Pippy Park land use conflicts will continue until a clearer management plan is established regarding the growth of the institutional land uses associated with the Confederation Building Complex. Expansion of industrial activity in the airport area will continue to demand careful monitoring of air, water and noise pollution issues. The need for auto salvage facilities could well be met by a planned Shredding Plant in Argentia.

### 2.3.7 Housing

The degree of urban development in St. John's is reflected in part by the numbers of multiple units (apartments/duplexes). The majority of occupied dwellings are owned by residents. In 1981, there were comparatively less single detached dwellings per capita in St. John's than in the province. The total CMA housing stock was 43,305 with an average value per dwelling of $64,805.

Figure 7

Analyses of Housing Stock by Period of Construction
St. John's CMA

| Year(s) | Number |
|---|---|
| 1946 | 8,670 |
| 1946-1960 | 8,545 |
| 1961-1970 | 9,500 |
| 1970-1981 | 16,590 |
| Total | 43,305 |

Source: Statistics Canada, 1981 Census of Canada.

The large number of starts and completions in the metropolitan area, between 1981 and 1985, reflect the impact of government initiatives for the construction of apartment units, which accounted for 22% of new "completed" units constructed during this period.

Figure 8

Housing Starts and Completions, in Numbers and Percentages
St. John's CMA

| | 1981 | 1982 | 1983 | 1984 | 1985 |
|---|---|---|---|---|---|
| Starts | | | | | |
| Single Detached | 590 | 297 | 844 | 687 | 1,004 |
| Semi-Detached | 74 | 184 | 161 | 108 | 30 |
| Row Houses | 216 | 144 | 8 | 39 | 28 |
| Apartments | 475 | 142 | 204 | 50 | 121 |
| TOTAL | 1,355 | 767 | 1217 | 884 | 1,183 |
| Percentage $\frac{\text{St. John's CMA}}{\text{Newfoundland}}$ | (90%) | (82%) | (86%) | (80%) | (85%) |
| Completions | | | | | |
| Single Detached | 772 | 361 | 678 | 730 | 795 |
| Semi-Detached | 110 | 122 | 156 | 154 | 58 |
| Row Houses | 191 | 141 | 98 | 23 | 12 |
| Apartments | 442 | 403 | 220 | 16 | 193 |
| TOTAL | 1,515 | 1,027 | 1,152 | 923 | 1,058 |
| Percentage $\frac{\text{St. John's CMA}}{\text{Newfoundland}}$ | (88%) | (89%) | (83%) | (86%) | (83%) |

Source: Statistics Canada, Catalogue 64-002 Monthly (December 1981 - 85).

The St. John's CMA accounted for 80% - 90% of new housing construction in the Province. The total Newfoundland capital and repair expenditures for housing activity was approximately $281 million in 1984; $304 million in 1985 and has a forecast value of about $350 million in 1986. For 1986, 48% of this capital is expected to be for new housing.[2] Residential construction is expected to continue to increase in value in coming years but number of units completed are expected to

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* Statistics Canada, Catalogue 64-003 Construction Statistics, March 1986.

remain around the 1,000 mark per annum for the St. John's CMA. Apartment units have not become available as rapidly as market demands. Apartment vacancies were 4.7% in October 1983, 1.8% in October 1984 and 2.5% in October 1985. Between 1981 and 1985 an annual average of 265 apartments became available. The 'normal' demographic absorbtion rate for apartments in the St. John's CMA is 200 to 300 units per year. Expansion in the offshore oil activities could have a negative effect on vacancy rates.

Approximately 75% of all units, by type of structure, are in the urbanized core, with the predominance of multiple units (duplexes, apartments) located within the City of St. John's urbanized core.

Figure 9

Dwelling Units by Type of Structure, 1981
St. John's CMA and Urban Areas

| Type | CMA | Urbanized Core | Urban Fringe |
|---|---|---|---|
| Occupied Dwellings | 43,305 | 31,650 | 11,645 |
| Single Detached | 27,400 | 17,475 | 9,920 |
| Single Attached | 7,905 | 7,305 | 605 |
| Apartment | 5,025 | 4,820 | 190 |
| Duplex | 2,250 | 1,945 | 305 |
| Moveable | 730 | 105 | 625 |

Source: Statistics Canada, 1981 Census of Canada, Population, Occupied Private Dwellings, Private Census of Families in Private Households, Catalogue 93-913 (Volume 2 - Provincial Series).

Figure 10

Principal Recreational and Open Space Areas
St. John's CMA

| Facility | Area in Hectares |
|---|---|
| C.A. Pippy Park | 1,343 |
| Bowring Park | 81 |
| Signal Hill National Historic Park | 98 |
| Cape Spear National Historic Park | 53 |
| Waterford River (Linear Park) | 200 ±* |
| Virginia Park (Private) | 50 ± |
| Quidi Vidi/Rennies River | 90 ± |
| Memorial University Botanical Gardens | 32 ± |
| TOTAL | 1,947 ± |

* Approximately 200 ha has been set aside for watershed control lands in Mount Pearl and St. John's. Passive park uses are under development by both urban centres.

### 2.3.8 Recreational Open Space Areas

C.A. Pippy Park is the largest recreational area in St. John's, encompassing approximately 1600 ha, with 1343 ha to be developed for active recreation or passive wilderness use. The Park is administered by a Provincial Crown Corporation established in 1968 to control development, utilize the recreational assets of the area and to ensure a park-like setting. The southern portion is used and set aside for institutional uses adjacent to the Confederation Building Office Complex and the Memorial University of Newfoundland (see Figure 10).

The Quidi Vidi Lake Recreational Complex, Bowring Park and Wishingwell Park are some of the larger parks in the City of St. John's inventory.

In addition, their are two golf courses in St. John's (Bally Hally and Pippy Park). Private estate lot development in the Virginia Lake area will preserve the lake and shoreline, as an ecological and recreational resource, to support the recreation needs in the north expansion area of the City. Proposals are now being made to City Council for improvements to the Quidi Vidi Recreational Complex and trails connected to C.A. Pippy Park. This will involve the addition of an interpretation centre in Pippy Park, fish ladder in Quidi Vidi Lake, boating lagoon, development of King George the Fifth Memorial Park and other improvements at an estimated cost of $5 million.

The City of St. John's now has 2 483 ha or 5 ha per 1,000 population of recreational and open space land or 29% of the city area of 8 571 ha.* This is above the national average of 4 ha per 1,000 population for large metropolitan areas.

The federal government has contributed recreational and open space land within the CMA, with Parks Signal Hill and Cape Spear National Historic Park (Sites 48 and 49), TC King's and Queen's Wharf (Harbourside Park) and Fort Amherst Lightstation (Sites 133 and 129) and portions of PWC Pleasantville (Site 105).

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* Does not include statistical information for the south expansion area which was annexed by the City in January 1986.

## 3.0 GOVERNMENT LAND PLANNING OBJECTIVES

Selected land planning objectives of the various levels of government, federal, provincial, regional and municipal are presented as criteria to help assess the appropriateness of current use of federal holdings in the communities under study. It is felt that those objectives accurately reflect the interests of federal land management. The objectives range from local (municipal and, to some extent, regional) indicating detailed directions for community growth and change to broad regional or national concerns (regional/provincial and federal).

### 3.1 Municipal Objectives

Objectives from the various Municipal Development Plans in the ASC Study area have been amalgamated under the appropriate section while individual or unique objectives have been identified by the respective municipality. Only those land use or social objectives which have a potential or direct effect on federal holdings have been included.

### 3.2 Provincial Objectives

The St. John's Regional Plan was approved by the Province in 1976 and serves as the primary planning document for the area. To date, nine amendments to the Regional Plan have been adopted regarding: forestry policy, watershed protected area policy, the Octagon Pond area, the airport environs policy and the overall regional plan map. Since the Regional Plan was approved by the Province, it also represents provincial planning objectives for the various cities and towns in the St. John's area.

A. General

(i) Objective: To assure the highest and best use of land in such a way that it will be of most benefit to the community.

Program: The St. John's Regional Plan outlines the manner in which planning and development will occur.

B. Urban Development

(i) Objective: To develop St. John's and its immediate environs as a designated Regional Centre.

Program: Extension of urban services to the North and South Expansion Areas, Mount Pearl, and the Shea Heights and Kilbride areas.

(ii) Objective: To develop sub-regional centres complimentary to and supportive of the Regional Centre.

Program: Development of local plans outlining areas of growth that conform to the basic structure established in the Regional Plan. The preparation of detailed plans are pending. The provincial government has undertaken the preparation of sub-regional plans for Goulds and concept plans for St. Phillip's, Paradise, Petty Harbour/Maddox Cove, and Portugal Cove to provide assistance to local government units in the preparation of zoning by-laws and municipal development guidelines.

(iii) Objective: To develop local centres as outlined in Local Area of Municipal Plans.

Program: Priority is placed on developing an infrastructure to supply essential public services, such as water and sewer.

C. Housing

(i) Objective: To provide housing in urban areas while retaining the quality and characteristics of neighbourhoods.

Program: Implementation of this objective through the official Municipal Plan.

Project: The province in conjunction with the federal government, is involved in NIP and RRAP programs in residential areas and is encouraging new construction of residential units.

D. Non-urban Development

(i) Objective: To preserve open space for agriculture, forestry, recreation, and other uses in conjunction with the development of various areas.

Program: St. John's Regional Plan restricts non-compatible development in areas related directly to agriculture or forestry activity.

Project: The provincial Department of Forestry and Agriculture are investigating and reporting on the feasibility of land banking in order to ensure the continuing of productivity of agricultural and forest land.

(ii) Objective: To provide for development in rural areas, while retaining the qualities of a rural environment.

Program: Development is not permitted to exceed that which may be considered to be inconsistent with the traditional rural use of the area concerned.

(iii) Objective: To ensure protection of environmentally sensitive areas and hazard lands.

Program: Lands designated as restricted shall be maintained for preservation and conservation of their natural environment.

(iv) Objective: Certain key areas shall be preserved solely for public use.

Program: Preserved areas shall include existing provincial parks, proposed new parks, or extension to existing parks.

Projects: A master plan has been prepared for CA Pippy Park. The Park is to be maintained as public open space and no development shall be permitted on adjacent lands other than government and educational facilities and compatible residential developments.

(v) Objective: To protect sources of domestic water supply within the region.

Program: Forest cover shall be retained and developed to be consistent with watershed protection areas.

Project: The provincial government entered into an agreement with the federal government through the Department of Regional and Industrial Expansion for the completion of a water supply system for the St. John's Urban Region. A second regional water supply system has been established at Bay Bulls Big Pond.

## E. Transportation

(i) Objective: To establish an efficient regional transportation system.

Program: Five classes of roads have been established in the region as follows: major arterial, arterial, collector, scenic, and local. By means of this classification and subsequent improvements, it is anticipated that these roads will provide mobility and adequate services to all areas in the region.

Projects: The provincial government has begun construction of an outer ring road and Harbour Arterial extension toward Conception Bay South; planned major construction includes the Penetanguishene By-pass, East Bifurcation, Harbour Drive extension and South Side Road Connector.

## F. Special Policies

### I. Major Industrial Uses

(i) Objective: To ensure that areas suited for major industrial uses are not lost to other types of development.

Program: Identification and zoning of areas of major industrial use.

Projects: Identification and zoning of land adjacent to St. John's Harbour (Site 61) and St. John's Airport (Site 115).

The provincial and federal governments have entered into an agreement for the construction of Donovan's Industrial Park. At present, approximately 78% of the Park has been developed and serviced. The remaining 22% is presently under development.

### II. St. John's Airport (Site 115)

(i) Objective: To limit land use adjacent to the airport for uses associated with airport operations.

Program: Development and implementation through the St. John's Regional Plan. Development of this industrial land requires Transport Canada approval.

(ii) Objective: To optimize airport land use, and lands around the airport for trend growth and offshore oil development.

Program: Implementation of the St. John's Airport Environs Policy (adopted March 1983).

Projects: Control of land development through zoning, disposition of land and preparation of detailed land use plans.

## 3.3 Federal Objectives

### FEDERAL LAND MANAGEMENT (FLM) POLICY

It is the policy of the government that federal real property be managed economically and efficiently and that it be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

### OTHER OBJECTIVES

The following federal objectives were primarily derived from the First Annual Review of the Senior Interdepartmental Committee on Urban Affairs and other federal policy documents.

A. General

(i) To achieve a more balanced pattern of growth in metropolitan areas.

(ii) To achieve a more balanced pattern of cities and towns, with increased emphasis on small, medium size and new communities.

(iii) To improve the physical environment of larger urban centres.

(iv) To improve the social environment of larger urban centres.

(v) To contribute toward the efficient and effective development and use of urban services.

(vi) To encourage the efficient use of scarce energy resources.

B. Program-related

(i) To ensure an adequate supply of serviced residential land.

(ii) To conserve and improve stable, low and moderate income residential areas.

(iii) To promote neighbourhood conservation and revitalization.

(iv) To assist in the development and rehabilitation of housing for rural and native groups.

(v) To enhance the quality of the environment by the improved management and utilization of natural resources.

(vi) To realize the potential of each region, through economic and social development.

(vii) To attract investment into relatively slow growth areas.

(viii) To provide facilities to foster the optimum development of marine transportation.

(ix) To preserve Canada's heritage.

(x) To preserve lands of particular ecological value.

(xi) To assist municipalities in undertaking a program of rail relocation.

(xii) To ensure that federal government institutions do not build or support any future flood-vulnerable developments in flood risk areas.

C. Specific Objectives Relating to the St. John's Region

(i) Economic and Regional Development Agreement

## MUNICIPAL POLICIES AND OBJECTIVES

| LAND USE SECTOR | SUB-AREA | OBJECTIVES | POLICIES | PROGRAMS/ PROJECTS | ISSUES |
|---|---|---|---|---|---|
| TRANSPORTATION | | | | | |
| Air | C<br>MA<br>WP | Recognize and accommodate the airport and other surrounding compatible uses. | Airport zoning development; Noise Control Zones. | Compatible industrial, commercial and residential uses. | Industrial/ commercial development along Torbay Road and Major's Path could conflict with Site 115 - TC St. John's Airport. Future development of residential use is based on NEF 25 or 35. |
| | C | Encourage international role improvements of St. John's Airport. | Promote new master plan, control land uses provide municipal services. | New sewer, water and road way upgrades.<br>Zoning changes. | Airport/industrial development in northeast sector of city encouraged. |
| Water | C | Improve harbour facilities and use. | Promote intensive uses, promote expansion of facilities.<br>Promote expansion (Freshwater Bay).<br>Promote Southside Hills underground development. | Improve landside harbour access, highway development and traffic circulation optimize use of industrial lands. | Declining marine industries need support from all levels of government. |
| Road | All | Provide a safe, effective road network. | Provide optimum mobility, improve access, improve circulation. | Improve street/ road reservations.<br>Designate arterial collector roads, etc. Construct | Poor access to harbour and CBD due to peak hour congestion and numerous corridor bottlenecks due to changes in |

Sub-area (Municipality/Community) Designations: C - City of St. John's, G - Goulds, HP - Hogan's Pond, MA - St. John's Metropolitan Area, MP - Mount Pearl, P - Paradise, PC - Portugal Cove, PH - Petty Harbour/Maddox Cove, WP - Wedgewood Park

## MUNICIPAL POLICIES AND OBJECTIVES

| LAND USE SECTOR | SUB-AREA | OBJECTIVES | POLICIES | PROGRAMS/ PROJECTS | ISSUES |
|---|---|---|---|---|---|
| Road (Cont'd) | | | | new roads (Outer Ring Road, Bifurcation, etc.) Upgrade two lane collectors to four lane arterials, etc. Control access, signals co-ordination. | road widths, conflicts in access and traffic streaming. |
| Rail | C | Encourage improved use of railway lands. | Rationalize railway use of land and minimize land use conflicts, promote multiple use. | Development strategy, retention of CN Terminal (Site 9 - CN Rail Facilities). | Railway abandonment of reduction of services identified as likely. |

Sub-area (Municipality/Community) Designations: C - City of St. John's

## MUNICIPAL POLICIES AND OBJECTIVES

| LAND USE SECTOR | SUB-AREA | OBJECTIVES | POLICIES | PROGRAMS/ PROJECTS | ISSUES |
|---|---|---|---|---|---|
| COMMERCIAL | | | | | |
| | All | The detailed development of the regional centre (St. John's), sub-regional centres (Conception Bay South, Wabana) and local centres. | Encourage major retail, office, hotel and trade facilities in downtown St. John's, encourage sub-regional local and highway commercial facilities, encourage local centre retail and highway commercial functions. | Full range of services in regional centre, essential urban services in sub-regional centres and infilling of areas, emphasis on piped water supply and sewage collection in local centres. Incorporate Bay Bull's, Witless Bay, improve tax-base. | Distribution of retail-commercial activity to sub-regional and local centres encouraged to reduce th impact of further activity on the CBD and urban infrastructure of St. John's. |
| | C | Establish satisfactory service levels based on classification of service functions throughout St. John's. | Evaluate new proposals by criteria of adequacy, need, public assistance, nuisance control. | Designate general commercial retail service centre, highway commercial areas. | Municipal services capacity is constrained in some areas of city. Distribution of activity encouraged. |

Sub-area (Municipality/Community) Designations: C - City of St. John's, G - Goulds, HP - Hogan's Pond, MA - St. John's Metropolitan Area, MP - Mount Pearl, P - Paradise, PC - Portugal Cove, PH - Petty Harbour/Maddox Cove, WP - Wedgewood Park

## MUNICIPAL POLICIES AND OBJECTIVES

| LAND USE SECTOR | SUB-AREA | OBJECTIVES | POLICIES | PROGRAMS/ PROJECTS | ISSUES |
|---|---|---|---|---|---|
| INDUSTRIAL | | | | | |
| | All | Promotion of appropriately located industrial development, employment opportunities. | Encourage major heavy and light industrial uses in St. John's, specialized heavy and light industrial uses in other centres. | Airport area industrial centre, marine service centres (St. John's Harbour) Octagon Pond development scheme, etc. Municipal sewer and water servicing based on priorities. | Employment incentives, municipal servicing and infrastructure relationships. |
| | C | Promote industrial integration, encourage development of industrial services, promote airport-based industries, accommodate harbour based industries, rationalize railway lands development. | Adopt general strategy for orderly and phased development, determine public note in industrial parks operation, establish and promote major industrial park expansion in northeast area, encourage continued growth in O'Leary & White Hills Industrial Parks, adopt new development schemes (Portugal Cove - Logy Bay Roads), adopt a development plan for an airport | Supply and demand surveys of industrial land and comprehensive scheme, phased development of truck routes, strategy for development and use of airport industrial lands, review of functional areas of harbour related industry and services, inventory or railway lands. | Intensification of industrial land use on and around the airport and harbour areas, control over disparate development in the City of St. John's. |

Sub-area (Municipality/Community) Designations: C - City of St. John's, G - Goulds, HP - Hogan's Pond, MA - St. John's Metropolitan Area, MP - Mount Pearl, P - Paradise, PC - Portugal Cove, PH - Petty Harbour/Maddox Cove, WP - Wedgewood Park

| LAND USE SECTOR | SUB-AREA | OBJECTIVES | POLICIES | PROGRAMS/ PROJECTS | ISSUES |
|---|---|---|---|---|---|
| INDUSTRIAL (Cont'd) | | | services industrial area, improve access and circulation for harbour related facilities, adopt a development policy for airport lands. | | |

## MUNICIPAL POLICIES AND OBJECTIVES

| LAND USE SECTOR | SUB-AREA | OBJECTIVES | POLICIES | PROGRAMS/ PROJECTS | ISSUES |
|---|---|---|---|---|---|
| RESIDENTIAL | | | | | |
| | MP | Supply of serviced land, upgrading of residential stocks, improved mixture of housing types. | Improved zoning procedure/ practices, building inspection by-law. | Designation of specific residential densities and types, designation of areas of restricted development, servicing strategy. | Control of disparate development, improve municipal services on a cost effective basis. |
| | All | Allow development in economically viable (serviceable) areas, establishment of restricted development areas, infilling areas. | Discourage growth in secondary development areas, zoning by-laws. | Municipal servicing strategy, establish restricted use zones, minimum lot sizes. | Disparate development, contamination of rural water supplies. |
| | WP | Single unit detached dwellings. | Only single units are to be permitted. | Subdivision regulations, development controls. | Integration with surrounding land uses (airport environs plan, etc.) |
| | C | Adequate land supply, increase housing supply, maintain & improve housing quality, variety, reduce public cost, maintain neighbourhood character,<br>detailed area plans. | Land banking, serviced land, land assembly, taxation land registration, public lands supply. | Development control, city housing, public housing, infill housing, rehabilitation, zoning, inspection and rehabilitation, neighbourhood<br>improvement, detailed area plans. | Problems with type and tenure of housing and poor supply of affordable and social housing demand/supply ratios. |

Sub-area (Municipality/Community) Designations: C - City of St. John's, G - Goulds, HP - Hogan's Pond, MA - St. John's Metropolitan Area, MP - Mount Pearl, P - Paradise, PC - Portugal Cove, PH - Petty Harbour/Maddox Cove, WP - Wedgewood Park

## MUNICIPAL POLICIES AND OBJECTIVES

| LAND USE SECTOR | SUB-AREA | OBJECTIVES | POLICIES | PROGRAMS/ PROJECTS | ISSUES |
|---|---|---|---|---|---|
| INSTITUTIONAL | | | | | |
| | C | Emphasize public land holdings and improve communications (federal, provincial, municipal). | Functional provision of government services, public use precincts and corridors, re-use of surplus public lands. | Provincial government public lands development scheme, federal government public lands development scheme, church facilities plan, school facilities plan public use development schemes and corridor development. | Dispersal of public uses is inefficient; concentration required. |

Sub-area (Municipality/Community) Designations: C - City of St. John's

## MUNICIPAL POLICIES AND OBJECTIVES

| LAND USE SECTOR | SUB-AREA | OBJECTIVES | POLICIES | PROGRAMS/ PROJECTS | ISSUES |
|---|---|---|---|---|---|
| RECREATION AND OPEN SPACE | | | | | |
| | C | Improve distribution, ensure preservation areas. | Preserve nature areas, develop corridors, develop and maintain buffers, development of public open space, development recreation facilities. | Open Space and Recreation Master Plan, corridor study, Storm Water Management Plan. | Protection of City's landscape, watercourse and other natural areas. |
| | MP | Determine Waterford River flood plain (flood control) develop linear park system, community clean-up. | Open space recreation, open space conservation and open space cemetary zoning designation. | Residential subdivisions linear park systems, recreation facilities development. | Protection of natural environments and recreational use development. |

Sub-area (Municipality/Community) Designations: C - City of St. John's, MP - Mount Pearl

## MUNICIPAL POLICIES AND OBJECTIVES

| LAND USE SECTOR | SUB-AREA | OBJECTIVES | POLICIES | PROGRAMS/ PROJECTS | ISSUES |
|---|---|---|---|---|---|
| HERITAGE | | | | | |
| | C | Ensure heritage issues remain in forefront of planning. | Protect the City of St. John's Heritage Area through conservation regulations, facade preservation. | Zoning and development controls. | Reduction of heritage building stock due to conversion and building replacement. |

Sub-area (Municipality/Community) Designations: C - City of St. John's

## MUNICIPAL POLICIES AND OBJECTIVES

| LAND USE SECTOR | SUB-AREA | OBJECTIVES | POLICIES | PROGRAMS/ PROJECTS | ISSUES |
|---|---|---|---|---|---|
| VIEW PLANES | | | | | |
| | C | Preservation of view planes. | View planes and solar legislaion density and height restrictions. | Zoning, building inspection program. | Harbour views and views of heritage areas. |
| COMMUNITY/ NATURAL FEATURES | | | | | |
| | All | Protection, provision and enhancement of unique or sensitive areas. | Zoning by-laws; future land use proposals. | Identification and selection of appropriate areas or sites (C.A. Pippy Park, Rennie's River development). | Natural areas and stream ecology are in danger. |

Sub-area (Municipality/Community) Designations: C - City of St. John's, G - Goulds, HP - Hogan's Pond, MA - St. John's Metropolitan Area, MP - Mount Pearl, P - Paradise, PC - Portugal Cove, PH - Petty Harbour/Maddox Cove, WP - Wedgewood Park

## 3.4 Community Concerns

The economic recession of the 1970's in Newfoundland was moderated through the early 1980's, as a result of new construction and preparation for the "offshore oil boom". The record high levels of inflation and unemployment have recently softened. Immigration to the study area from small communities continues, partly as a result in declines in the fisheries and the expectations and hopes associated with offshore oil. In addition to general economic problems, the communities recognize numerous local concerns.

(a) CBD Development - Competiveness CBD versus regional shopping centres; insufficient offstreet parking and peak traffic period conflicts; readjustment of realty stocks for office accommodation and retail stores.

(b) Traffic Movements - Deficiencies in the transportation system and carrying capacity; inadequate road net; slow response to changes (i.e. doubling of street lanes); requirement for computerized traffic signal improvements; provision of new roads and realignments.

(c) Port Activity and Local Economy - Dependency on resource base vs broad base industries; continued port modernization; (i.e. expansion of Berths 17-21; offshore supply base Berths 12; 14-16, Freshwater Bay service area developments; small craft harbour facilities).

(d) Neighbourhood Improvements - Retention and repair of existing housing stocks; single to multiple unit conversions; drainage, street/sidewalk improvements; improvements in municipal services (Paradise, Mount Pearl, Goulds, etc.).

(e) Urban Sprawl - Controls over strip/ribbon developments; municipal services rationalization; modernization of trunk services; regional development controls.

(f) Regional Government - Elected Regional Council, joint planning and co-operations; improved funding base.

## 4.0 FEDERAL PROPERTIES

### 4.1 Federal Property Characteristics

Figure 11

Federal Landholdings by Owner
St. John's ASC Study Area

| Department/ Agency | Properties | Area (ha) | Remarks |
|---|---|---|---|
| Agr | 1 | 70.2842 | |
| CBC | 6 | 13.5808 | Excludes Kenmount Hill (4.1233 ha let from CN/CGR) |
| CN/CGR | 3 | 43.8224 | Includes CBC letting, excludes rail line right of way |
| CP | 6 | 2.9115 | |
| CSC | 1 | 0.8013 | |
| CSFC | 1 | 0.4720 | |
| DOC | 1 | 8.7699 | |
| EMR | 2 | 29.2760 | Seismograph Station (0.02 ha) 99 year lease |
| F&O | 17 | 24.1856 | Includes 15 F&O/SCH properties (1.7396 ha) |
| ND | 9 | 118.3953 | Includes Drill Hall, Pleasantville (0.17 ha) |
| NRC | 1 | 8.3300 | |
| Parks | 2 | 151.2966 | |
| PCa | 12 | 135.5640 | Includes St. John's Harbour (100.69 ha) |
| PWC | 47 | 162.0007 | Includes 43 residential properties |
| RCMP | 6 | 1.2913 | Includes Buildings 104/531 (PWC land) |
| TC | 20 | 788.4655 | |
| 16 | 135 | 1559.4471 | |

Includes Crown structures (no land) sites

Sixteen departments or agencies occupy a total of 223 752 m$^2$ (rentable) of Crown-owned building space in the St. John's ASC study area. A breakdown of space by department and type is shown in Figure 12.

## Figure 12

### Crown-Owned Space by Type (in rentable $m^2$)
### St. John's ASC Study Area

| Department/ Agency | Office/ Process/ Research | Operational/ Warehouse | Telecommunications/ Navigation Aids | Residential | Number of Buildings |
|---|---|---|---|---|---|
| Agr | 1 832.8* | 3 497.0* | - | 409.3* | 34 |
| CBC | - | 4 547.9* | 155.3* | - | 8 |
| CN/CGR | 2 709.5* | 15 912.1* | 93.6* | - | 24 |
| CP | 12 303.1 | 3 570.0 | - | - | 6 |
| CSC | 564.6* | - | - | - | 1 |
| CSFC | 792.0* | 198.0* | - | - | 1 |
| DOC | - | - | - | - | 0 |
| EMR | 199.8 | 87.3 | - | - | 4 |
| F&O | 13 070.2 | 5 919.1 | - | - | 6 |
| ND | 46.4 | 6 105.8* | - | 219.4* | 7** |
| NRC*** | 22 422.6* | - | - | - | 1 |
| Parks | - | 1 508.5* | - | - | 10 |
| PCa | 1 882.4 | 15 717.8 | - | - | 6 |
| PWC | 46 661.0 | 3 408.6 | - | 17 566.0 | 97 |
| RCMP | 831.8 | 542.7* | - | 1 390.9 | 8 |
| TC*** | 231.1* | 34 060.9* | 5 049.3* | 256.0 | 53**** |
| TOTAL | 103 487.3 | 95 125.7 | 5 298.2 | 19 841.6 | 266 |

Grand Total - 223 752.8

Notes;
- * Includes properties factored to be average rentable from gross area information (Formula 0.9 x gross area).
- ** Includes CSFC fish plant and two PCa storage buildings.
- *** No breakdown provided for ATB-St. John's Airport or Institute for Marine Dynamics.
- **** Includes Teleglobe Canada building.

## Figure 13

### LEASEHOLD INVENTORY
### ST. JOHN'S, NEWFOUNDLAND
### APRIL 1986

| LEASE # | LOCATION * | CLIENT | TYPE OF SPACE $M^2$(U) | | | EXPIRY DATE | OPTIONS & ACTION DATE |
|---|---|---|---|---|---|---|---|
| | | | OFFICE | WAREHOUSE | OTHER | | |
| 1. 062371 | Nfld. Telephone Bldg. (2) | Jus | 97.1 | - | - | 86-04-30 | - |
| 2. 522695 | Kenmount Place (1) | EIC | 206.7 | - | - | 86-07-31 | - |
| 3. 522072 | Kenmount Place (1 & 2) | EIC | 1808.5 | - | - | 86-07-31 | - |
| 4. 522826 | Alcock Building | EIC | - | 111.5 | - | 86-08-31 | |
| 5. 522087 | Parsons Building (1) | DRIE** | 946.5 | - | - | 87-02-12 | 2 x 1<br>86-08-12 |
| 6. 522235 | Parsons Building (2) | DRIE** | 300.0 | - | - | 87-02-12 | 2 x 1<br>86-08-12 |
| 7. 522089 | Viking Building (3) | SC | 1083.3 | - | - | 87-02-28 | 2 x 1<br>86-08-28 |
| 8. 522223 | Atlantic Place (8) | SS | 255.0 | 20.0 | 118.6 | 87-03-31 | 3 x 1<br>86-09-30 |
| 9. 522206 | Viking Building (1) | EIC | 750.0 | - | - | 87-04-30 | 3 x 1<br>87-02-28 |
| 10. 522924 | Aeroflight Services | TC-AIR | 260.1 | - | 12.5 | 87-10-31 | 2 x 1 |
| 11. 630215 | Parsley Building | CP | - | - | 168.7 | 87-12-14 | 2 x 1 |
| 12. 522209 | Paramount Building (2,3 & 4) | TC | 1877.6 | - | - | 88-03-31 | 3 x 1<br>87-09-30 |
| 13. 522228 | Atlantic Place (3) | EMR (COGLA) | 658.9 | - | - | 88-06-30 | 2 x 1<br>87-12-31 |
| 14. 522680 | Avalon Mall (1) | DRIE** (Ocean Ind.) | 231.8 | - | - | 89-07-31 | - |

* Number in brackets denotes floor location
** Unofficial abbreviation

Figure 13

## LEASEHOLD INVENTORY
## ST. JOHN'S, NEWFOUNDLAND
## APRIL 1986

| LEASE # | LOCATION * | CLIENT | TYPE OF SPACE $M^2$(U) | | | EXPIRY DATE | OPTIONS & ACTION DATE |
|---|---|---|---|---|---|---|---|
| | | | OFFICE | WAREHOUSE | OTHER | | |
| 15. 522082 | Summers Building (1) | F&O | - | 601.7 | - | 89-09-30 | - |
| 16. 622068 | Standard Mfg. Bldg.(1) | F&O | - | 334.5 | - | 91-02-28 | 3 x 1 |
| 17. 522675 | Atlantic Place (8) | MSERD | 238.4 | - | - | 91-03-31 | - |
| 18. 522092 | Atlantic Place (3) | EMR (CREO) | 309.5 | - | - | 91-03-31 | - |
| 19. 523007 | Atlantic Place | EMR (CREO) | 83.2 | - | - | 91-03-31 | - |
| 20. 522824 | 28 Pippy Place | EIC | 879.0 | - | 400.2 | 94-06-30 | 2 x 5<br>98-12-31 |
| 21. 522071 | 2 Chalker Place | ND | - | - | 92.9 | M to M | - |
| 22. 522070 | 16 Hoyles Avenue | ND | - | - | 92.9 | M to M | - |
| | | | 9985.6 | 1067.7 | 1222.3 | | |
| SPACE LEASED FOR PWC-CLIENTS IN CP BUILDINGS * | | | | | | | |
| 23. 050708 | MAPP | PWC (1) | - | 30.5 | - | | |
| | | RC-CE (2) | - | - | 11.3 | | |
| 24. 950080 | GOCB West<br>354 Water Street | Agr (2) | 139.9 | - | - | | |
| | | PSC (2) | 171.1 | - | - | | |
| | | ND (4) | 391.8 | - | - | | |
| | | Passport Office(4) | 59.9 | - | - | | |
| | | F&O (2) | 429.0 | - | - | | |
| | | PCO | - | 100.0*** | - | | |
| | | SG | 283.9 | - | 47.0 | | |
| | | SSC | 82.1 | - | - | | |
| | | | 1557.7 | 130.5 | 58.3 | | |
| | | | 11507.8 | 1238.9 | 1103.6 | | |

* Number in brackets denotes floor location

*** Estimate, temporary requirement

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 1

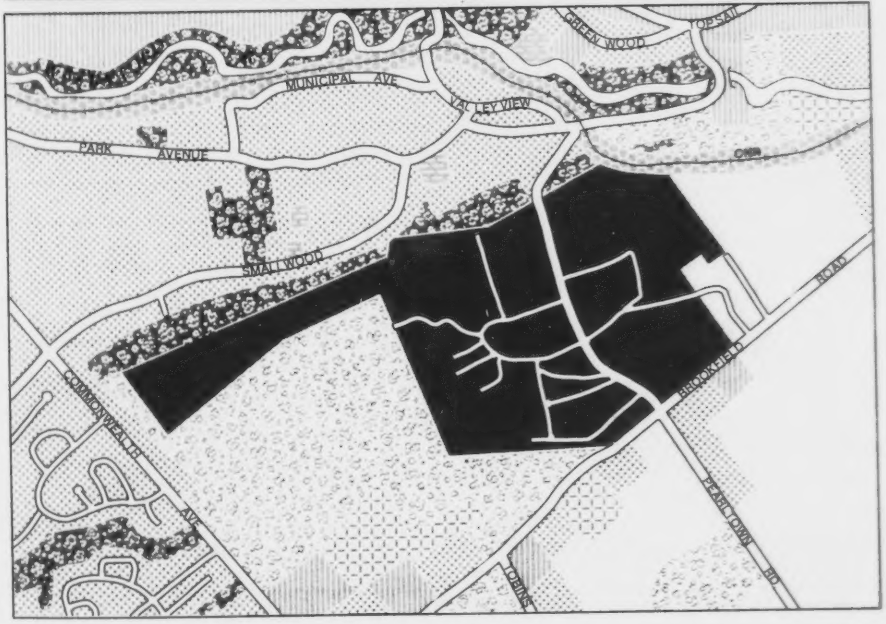
**Agriculture Research Station**
**Station de recherche en agriculture**

85 Brookfield Road, St. John's
85, chemin Brookfield, St. John's

OWNER PROPRIÉTAIRE
Agr Agr

CRPI RIC
1001515 007 AGR0 00342

STUDY YEAR ANNÉE D'ÉTUDE
1986


GREEN WOOD
TOPSAIL
MUNICIPAL AVE
VALLEY VIEW
PARK AVENUE
CNR
SMALLWOOD
ROAD
BROOKFIELD
COMMONWEALTH AVE
PEARLTOWN RD
TOBINS
0 200
m

SCALE ÉCHELLE 1:20,000

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ☐ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ░ |
| INSTITUTIONAL | INSTITUTIONNEL | ░ |
| INDUSTRIAL | INDUSTRIEL | ░ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▒ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | ☐ |

## PROPERTY DESCRIPTION

(1) AGR RESEARCH STATION, ST. JOHN'S METROPOLITAN AREA

### SITE

| | | | |
|---|---|---|---|
| **AREA**<br>70.28 ha | **DIMENSIONS**<br>Irregular | **LEGAL DESCRIPTION**<br>N/A | **ACQUISITION DATE/COST**<br>1950 / $59,000* |

| | |
|---|---|
| **ZONING**<br>A - Agriculture | **PHYSICAL CHARACTERISTICS**<br>Gently rolling farmland; partially wooded; marshland (southwest sector) |
| **USE**<br>Agricultural research station; 15% buildings/lawns/roads, 35% research plots/pastures, 35% field/woods, 15% marshland | **SERVICES AVAILABLE**<br>Water, electricity, on-site septic system |

### BUILDINGS

| | | | | | | |
|---|---|---|---|---|---|---|
| **#** | **STORIES** | **GROSS AREA** | **RENTABLE AREA** | **USABLE AREA** | **CONSTRUCTION DATE** | **HERITAGE DESIGNATION** |
| 34 | See Next Page | | - | | | |

| | | | | |
|---|---|---|---|---|
| | **BUILDING MATERIAL** | **MAJOR RENOVATIONS** | **OBSERVED CONDITION** | **REMAINING LIFE** |
| | | | | |

| | | | | | |
|---|---|---|---|---|---|
| | **OCCUPANTS** | **RENTABLE AREA** | **TERM** | **USE** | **#EMPLOYEES** |
| | | | | | 31 |

### OTHER STRUCTURES

| | | | |
|---|---|---|---|
| **TYPE** | **SIZE** | **CONDITION** | **USE** |
| None | - | - | - |

### SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>OS-Open Space; A-Agr(SJMA**); RMD-Residential Med. Dens.** | **LAND USE**<br>Agriculture, open space, residential, undeveloped | **DENSITY**<br>Low |

| | |
|---|---|
| **TRENDS**<br>Residential growth along the periphery of the Town of Mount Pearl | **PLANNED CHANGE**<br>Continued residential sub-division development north and west of property |

### OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS**<br>Large site area with an ample buffer area suitable for agricultural research, high quality soils | **ACCESS**<br>Fair to good by road | **PARKING**<br>Ample on-site parking |

| | |
|---|---|
| **HANDICAPPED SERVICES**<br>Some buildings are accessible on ground floor. The Administration Building is not accessible. | **PLANNED ACTIVITIES**<br>Disposal of the "panhandle" (10 ha) portion of the property. Notice of Excess - 03 March 1986; TBAC/FLM clearance 16 July 1986; Report of Surplus - 13 August 1986. |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES**<br>$320,000 (1984/85) | **GROSS INCOME**<br>$18,000 (1984/85) | **CURRENT VALUE**<br>$ - | **GRANT IN LIEU OF TAXES**<br>No grant paid*** |

### ADDITIONAL INFORMATION

*Formal title to the property was never acquired from the Province **St. John's Metropolitan Area
***PWC (Municipal Grants) has assumed that the Province has ownership of this property.

(1) AGR RESEARCH STATION, ST. JOHN'S METROPOLITAN AREA

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 2 (+B) | 183.7 m$^2$ | - | | 1951 | None |
| 1 | 1 | 22.3 m$^2$ | - | | 1952 | None |
| 1 | 2 (+B) | 183.7 m$^2$ | - | | 1955 | None |
| 1 | 1 (+B) | 271.1 m$^2$ | - | | 1950 | None |
| 1 | 1 | 22.3 m$^2$ | - | | 1950 | None |
| 1 | 1 | 343.4 m$^2$ | - | | 1940 | None * (* subject |
| 1 | 2 | 374.6 m$^2$ | - | | 1944 | None * to FHBRO |
| 1 | 1 | 26.7 m$^2$ | - | | 1948 | None review) |
| 1 | 2 | 200.1 m$^2$ | - | | 1958 | None |
| 1 | 1 | 100.3 m$^2$ | - | | 1957 | None |
| 1 | 1 | 100.3 m$^2$ | - | | 1959 | None |
| 1 | 1 | 152.2 m$^2$ | - | | 1963 | None |
| 1 | 1 | 92.9 m$^2$ | - | | 1941 | None * |
| 1 | 1 | 55.7 m$^2$ | - | | 1944 | None * |
| 1 | 1 | 437.0 m$^2$ | - | | 1960 | None |
| 1 | 1 | 111.5 m$^2$ | - | | 1981 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | CONDITION | REMAINING ECONOMIC LIFE |
|---|---|---|---|---|
| 1 | Vinyl siding | Siding (1983) | Good | 25 years |
| 1 | Wood frame | - | Fair | 5 years |
| 1 | Vinyl siding | Siding (1983) | Good | 25 years |
| 1 | Vinyl siding | Siding (1983)/ reshingled (1984) | Good | 30 years |
| 1 | Wood | - | Good | 20 years |
| 1 | Wood frame | - | Fair | 15 years |
| 1 | Wood frame | Reshingled (1981) | Fair | 15 years |
| 1 | Wood frame | Reshingled (1981) | Fair | 15 years |
| 1 | Wood frame | Vinyl Siding (1984)<br>Reshingled (1977) | Good | 20 years |
| 1 | Glass | - | Fair | 10 years |
| 1 | Glass | - | Fair | 10 years |
| 1 | Wood frame/plastic | - | Fair | 10 years |
| 1 | Wood frame | - | Fair | 10 years |
| 1 | Wood frame | - | Fair | 15 years |
| 1 | Wood/aluminum | Siding (1981) | Good | 25 years |
| 1 | Wood/fibreglass | - | Good | 20 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | Agr Building Number |
|---|---|---|---|---|---|
| 1 | Province | - | Qrtrly | Offices (converted residence) | 4 |
| 1 | Province | - | Qrtrly | Storage (converted garage) | 4A |
| 1 | Agr employee | - | Monthly | Residence | 5 |
| 1 | Agr director | - | Monthly | Residence | 6 |
| 1 | Agr director | - | Monthly | Garage | 6A |
| 1 | Agr | - | - | Farm equipment storage | 8 |
| 1 | Agr | - | - | Farm equipment storage | 9 |
| 1 | Agr | - | - | Fire equipment storage | 10 |
| 1 | Agr | - | - | Laboratories | 11 |
| 1 | Agr | - | - | Greenhouse | 11A |
| 1 | Agr | - | - | Greenhouse | 11B |
| 1 | Agr | - | - | Greenhouse | 11C |
| 1 | Agr | - | - | Equipment & supply storage | 12 |
| 1 | Agr | - | - | Equipment & supply storage | 13 |
| 1 | Agr | - | - | Animal shelter & forage storage | 16 |
| 1 | Agr | - | - | Greenhouse | 11D |

(1) AGR RESEARCH STATION, ST. JOHN'S METROPOLITAN AREA

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 100.3 $m^2$ | - | | 1942 | None * |
| 1 | 2 | 632.0 $m^2$ | - | | 1935 | None * |
| 1 | 1 | 87.3 $m^2$ | - | | 1937 | None * |
| 1 | 2 | 162.9 $m^2$ | - | | 1937 | None * (* subject |
| 1 | 1 | 111.5 $m^2$ | - | | 1948 | None to FHBRO |
| 1 | 1 | 55.7 $m^2$ | - | | 1943 | None * review) |
| 1 | 1 | 44.6 $m^2$ | - | | 1960 | None |
| 1 | 2 (+B) | 1410.8 $m^2$ | - | | 1966 | None |
| 1 | 1 | 173.6 $m^2$ | - | | 1967 | None |
| 1 | 1 | 173.6 $m^2$ | - | | 1967 | None |
| 1 | 1 | 173.6 $m^2$ | - | | 1967 | None |
| 1 | 1 | 75.8 $m^2$ | - | | 1962 | None |
| 1 | 1 (+B) | 107.0 $m^2$ | - | | 1960 | None |
| 1 | 1 | 2.7 $m^2$ | - | | 1957 | None |
| 1 | 1 | 6.0 $m^2$ | - | | 1961 | None |
| 1 | 1 | 3.7 $m^2$ | - | | 1960 | None |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | CONDITION | REMAINING ECONOMIC LIFE |
|---|---|---|---|---|
| 1 | Wood frame | - | Fair | 15 years |
| 1 | Wood frame | Roof/siding (1984) | Good | 25 years |
| 1 | Wood frame | Vinyl siding (1984) | Good | 20 years |
| 1 | Wood frame | Reshingled (1984) | Good | 20 years |
| 1 | Wood frame | Vinyl siding (1984) | Good | 20 years |
| 1 | Wood frame | Vinyl siding (1984) | Good | 20 years |
| 1 | Wood frame | - | Good | 20 years |
| 1 | Brick veneer | - | Good | 40 years |
| 1 | Glass | | Good | 25 years |
| 1 | Glass | - | Good | 25 years |
| 1 | Glass | | Good | 25 years |
| 1 | Wood/aluminum | - | Good | 25 years |
| 1 | Wood frame | - | Fair | 20 years |
| 1 | Wood frame | - | Fair | 10 years |
| 1 | Wood frame | - | Fair | 10 years |
| 1 | Wood frame | - | Good | 10 years |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | Agr Building # |
|---|---|---|---|---|---|
| 1 | Agr | - | - | Machinery storage | 17 |
| 1 | Agr | - | - | Machinery storage & repair facility | 18 |
| 1 | Agr | - | - | Carpentry & repair facility | 19 |
| 1 | Agr | - | - | Vegetable storage | 20 |
| 1 | Agr | - | - | Agricultural research | 21 |
| 1 | Agr | - | - | Vehicle & equipment maintenance | 22 |
| 1 | Agr | - | - | Insect rearing | 23 |
| 1 | Agr | - | - | Offices and laboratories | 25 |
| 1 | Agr | - | - | Greenhouse | 25A |
| 1 | Agr | - | - | Greenhouse | 25B |
| 1 | Agr | - | - | Greenhouse | 25C |
| 1 | Agr | - | - | Animal shelter & research | 26 |
| 1 | Agr | - | - | Vegetable & equipment storage | 27 |
| 1 | Agr | - | - | Scalehouse | 28 |
| 1 | Agr | - | - | Pumphouse | 29 |
| 1 | Agr | - | - | Pumphouse | 30 |

(1) AGR RESEARCH STATION, ST. JOHN'S METROPOLITAN AREA

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 26.8 $m^2$ | – | | 1960 | None |
| 1 | 1 | 330.7 $m^2$ | – | | 1968 | None |
| 1 | 1 | 33.4 $m^2$ | – | | 1975 | None |
| 1 | 1 | 150.5 $m^2$ | – | | 1975 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | CONDITION | REMAINING ECONOMIC LIFE |
|---|---|---|---|---|
| 1 | Wood frame | – | Good | 20 years |
| 1 | Wood frame | Addition (1973)<br>vinyl siding (1984) | Good | 35 years |
| 1 | Concrete block | – | Good | 25 years |
| 1 | Wood frame & ends/fibreglass | – | Good | 20 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | Agr Building # |
|---|---|---|---|---|---|
| 1 | Agr | – | – | Pumphouse/storage | 31 |
| 1 | Agr | – | – | Vegetable storage | 32 |
| 1 | Agr | – | – | Pesticide storage | 33 |
| 1 | Agr | – | – | Greenhouse | 34 |

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 2

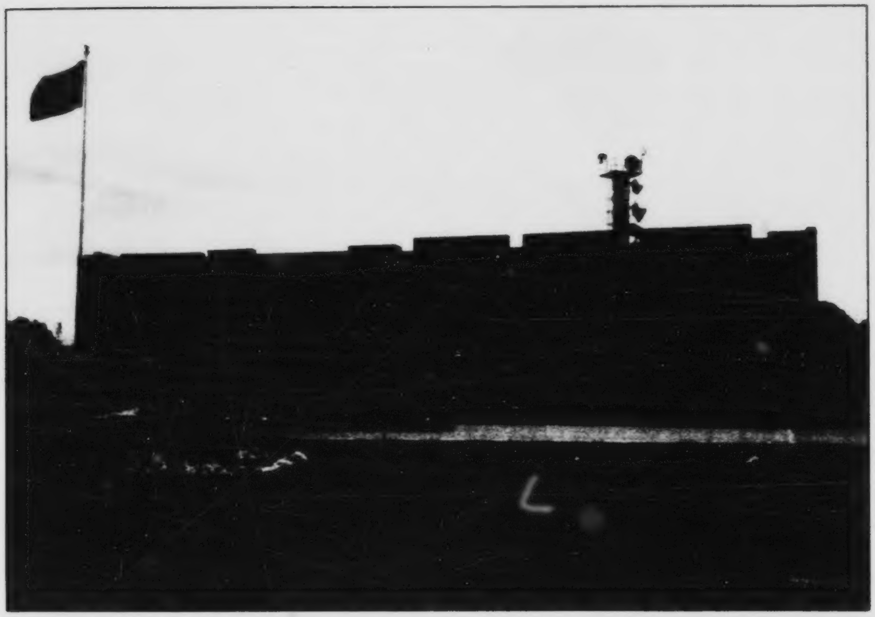
**TV Studios — CBNT**
**Studios de télévision — CBNT**

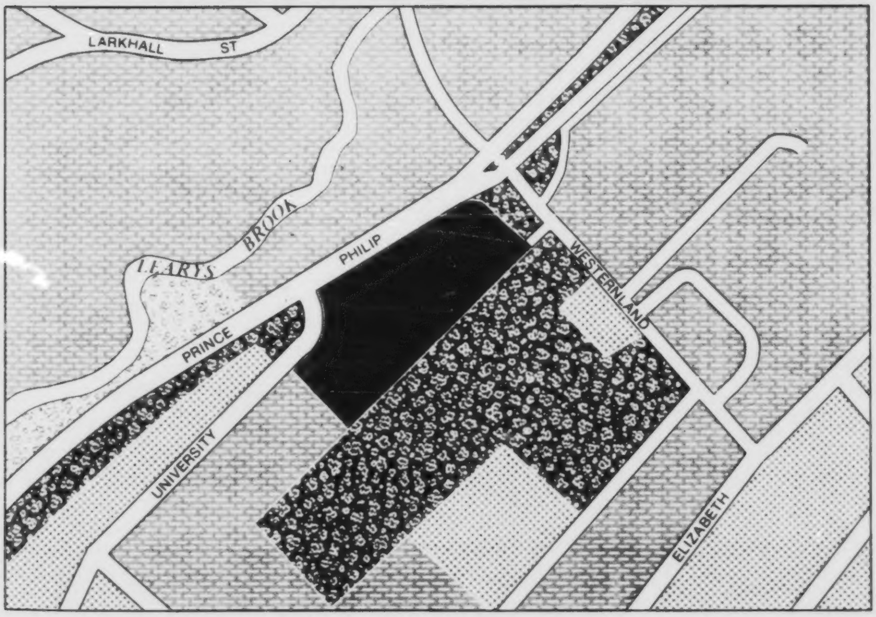
University Avenue, St. John's
Avenue Université, St. John's

OWNER PROPRIÉTAIRE
CBC SRC

CRPI RIC
1001519 006 CBC0 00362

STUDY YEAR ANNÉE D'ÉTUDE
1986




LARKHALL ST
LEARYS BROOK
PHILIP
PRINCE
UNIVERSITY
WESTERNLAND
ELIZABETH

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▨ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE ÉCHELLE 1:6250

0 63
m

# PROPERTY DESCRIPTION

**CBC TV STUDIOS - CBNT, ST. JOHN'S**

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 2.32 ha | Irregular | Street #95, City of St. John's | 1964, 1967/$131,000 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| INST - Institutional | Fully landscaped lot; gently sloping front yard |

| USE | SERVICES AVAILABLE |
|---|---|
| Television studios and offices<br>5% building/structures, 55% parking/access, 40% landscaped | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 2 | 3044.25 $m^2$ | - | - | 1964 | None |

|  | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Concrete/brick | 35 $m^2$ underground mechanical room (1974) | Good | 20 years * |

|  | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | CBC | - | - | 30% office, 70% production facilities | 150 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Satellite dish | 3 m | Very good | Signal reception for rebroadcast |
| Communications tower | 10 m | Very good | Link with transmitters |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| INST - Institutional,<br>C.A. Pippy Park | Recreational centre, school, church, university, sports field/track | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable area | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Central location with line-of-sight telecommunications to transmitters | Good by road | 144 spaces; limited street parking |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Entrance ramp | Relocation of news room to another area within the building |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| Not available | $0 | Not available | |

## ADDITIONAL INFORMATION

*The building will require support systems retrofit (boilers, air-conditioning, electrical and ventilation) within five years.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 3

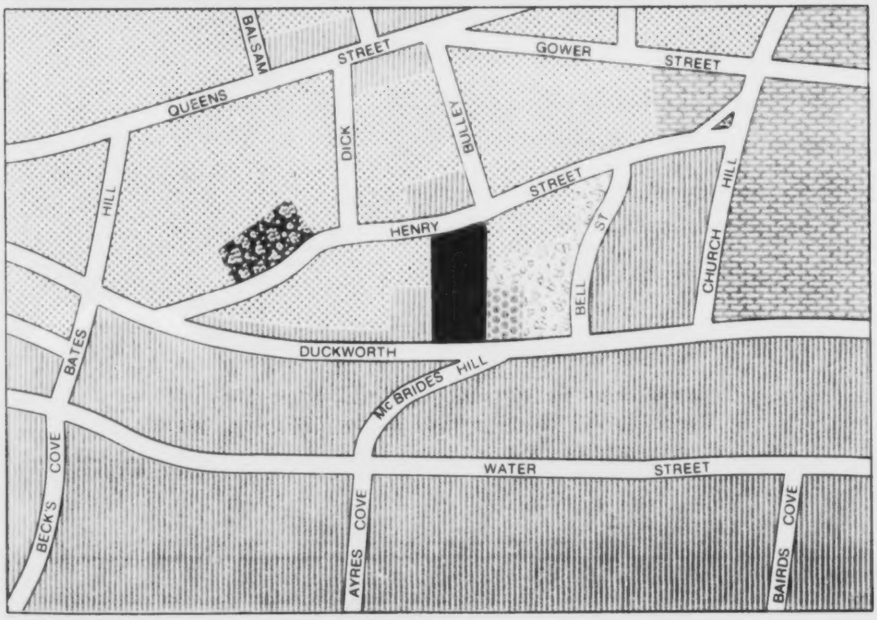
**Radio Studios — CBN**
**Studios de radio — CBN**

342 Duckworth Street, St. John's
342, rue Duckworth, St. John's

OWNER PROPRIÉTAIRE
CBC SRC

CRPI RIC
1001519 006 CBC0 00361

STUDY YEAR ANNÉE D'ÉTUDE
1986


BALSAM
STREET
GOWER
STREET
QUEENS
DICK
BULLEY
HILL
STREET
HENRY
BELL
ST
CHURCH
HILL
BATES
DUCKWORTH
McBRIDES
HILL
BECK'S
COVE
WATER
STREET
AYRES
COVE
BAIRDS
COVE

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ▒ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▦ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE ÉCHELLE 1: 3125

0 31
m

# PROPERTY DESCRIPTION

**CBC RADIO STUDIOS - CBN, ST. JOHN'S**

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 0.14 ha | Irregular | Street #144, City of St. John's | 1984 * / $400,000 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| CCM - Commercial Central Mixed | Moderate north/south slope; buildings completely cover property |

| USE | SERVICES AVAILABLE |
|---|---|
| CBN radio production building site<br>98% building, 2% vacant buffer | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 3 | 1522 $m^2$ | - | N/A | 1948 | None (property is in a St. John's Heritage Area) |
| 1 | 2 | 467 $m^2$ | - | N/A | 1948 | |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Concrete/brick | Radio studio renovations (1951) | Fair | 15 years |
| 1 | Concrete | N/A | Fair | 15 years |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | CBC | - | - | Radio production facilities | 50 |
| 1 | CBC | - | - | Storage (former theatre) | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| - | - | - | - |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| CCM-Commercial Central Mixed; RD-Resident Downtown | Commercial, utilities, residential | Medium to high |

| TRENDS | PLANNED CHANGE |
|---|---|
| Sporadic redevelopment | An office building across Duckworth Street and an adjacent residential building on Henry Street are being renovated. |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Radio production facilities in central location | Good by road, bus and foot | None on site; limited street parking |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| None | Renovation of storage building (former theatre) to provide additional office space (1986-87); space optimization study. |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| Not available | $0 | Not available | |

## ADDITIONAL INFORMATION

*This property was leased by CBC from 1962 until its purchase in 1984.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

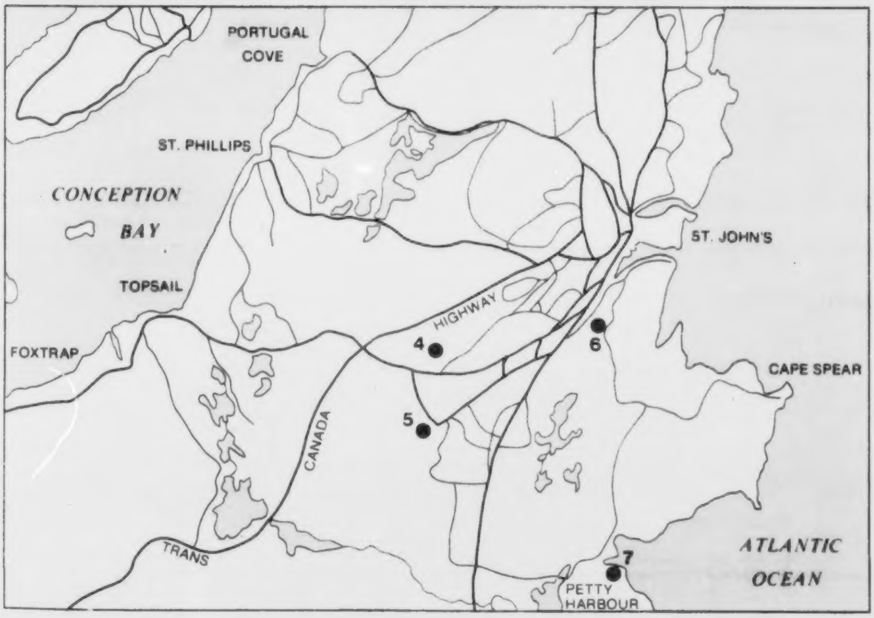
Site 4-7

## CBC Transmitters
## Émetteurs de la SRC

St. John's Area
Secteur de St. John's

| |
|---|
| OWNER PROPRIÉTAIRE<br>CBC SRC |
| CRPI RIC<br>See text voir texte |
| STUDY YEAR ANNÉE D'ÉTUDE<br>1986 |

Site 5


PORTUGAL
COVE
ST. PHILLIPS
CONCEPTION
BAY
TOPSAIL
FOXTRAP
HIGHWAY
CANADA
TRANS
ST. JOHN'S
CAPE SPEAR
4
5
6
7
PETTY
HARBOUR
ATLANTIC
OCEAN

SCALE ÉCHELLE 1:250,000

0 2500

### LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ░ |

# PROPERTY DESCRIPTION

**(4) CBC KENMOUNT HILL TRANSMITTER, ST. JOHN'S METROPOLITAN AREA**

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 4.12 ha* | 198 m x 213 m | N/A | 1963 / $0 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| R - Rural (St. John's)<br>Restricted (Mount Pearl) | Heavily wooded hilltop location; 260 m elevation - highest point in St. John's metropolitan area |

| USE | SERVICES AVAILABLE |
|---|---|
| TV transmitter site<br>2% building, 98% tower/buffer and access | Electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 92 $m^2$ | - | 85 $m^2$ (E) | 1963 | None |

|  | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Concrete | Addition (1968) | Good | 20 years |

|  | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | CBC | - | - | Transmitter building | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Transmitter tower | 116 m high | Good | Transmission and communications |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| R-Rural(St. John's);<br>Restricted (Mount Pearl) | Transmitters, undeveloped | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable rural area | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Elevated location for optimum transmission | Road | On-site |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | None |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| Not available | $0 |  |  |

## ADDITIONAL INFORMATION

*In April 1964, CGR let to CBC a 2.3351 ha parcel (plus access) of the CN/CGR property (see Site 8) for a TV transmitter. The lease expires 31 March 2004. CBC acquired an a additional 1.78 ha from the Province for the transmitter site. CRP1 1001515 006 CBCO 00363.

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 9.30 ha | 305 m x 305 m | N/A | 1955 / N/A |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| RSU-Residential Single Urban | Level site; wooded periphery; cleared central area |

| USE | SERVICES AVAILABLE |
|---|---|
| AM/FM radio transmitter site<br>2% buildings, 98% access/ground plane/buffer | Electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 62 $m^2$ | - | 57 $m^2$ (E) | 1955 | None |
| 1 | 1 | 20 $m^2$ | - | 18 $m^2$ (E) | 1955 | None |

|  | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Concrete | New transmitter installed (1985) | Fair | 20 years |
| 1 | Concrete | None | Fair | 20 years |

|  | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | CBC | - | - | Transmitter building | 0 |
| 1 | CBC | - | - | Storage | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Tower * | 91.4 m high | Good | Radio transmitter tower |
| Towers (3) | 24.4 m (E) high | Good | Shortwave antennae |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| RSU - Residential Single Urban, CDA (R)** | Residential, minor industrial, undeveloped | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Continued residential development | Residential infilling/subdivision; large regional shopping centre/residential development proposed for Old Placentia/Ruby Line area |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Line of sight transmission for area coverage | Road | On-site |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | None |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| Not available | $0 | Not available |  |

## ADDITIONAL INFORMATION

*A new tower was erected in 1983 (replacement for the former tower felled by vandals).

**Comprehensive Development Area (Residential). CRP1 1001542 007 CBCO 00421.

## SITE

| | | | |
|---|---|---|---|
| **AREA**<br>1.40 ha* | **DIMENSIONS**<br>Irregular | **LEGAL DESCRIPTION**<br>N/A | **ACQUISITION DATE/COST**<br>1983 / N/A |

| | |
|---|---|
| **ZONING**<br>OSR - Open Space Reserve (proposed) | **PHYSICAL CHARACTERISTICS**<br>Brush-covered, rocky location near crest of hill |
| **USE**<br>TV transmitter site<br>2% building, 98% access/tower/buffer | **SERVICES AVAILABLE**<br>Electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 11 $m^2$ | - | 9 $m^2$ (E) | 1978 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Prefab wood frame construction | None | Good | 10 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | CBC | - | - | TV transmitter building | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Transmitter tower | 61 m high | Very good | TV transmitter |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>OSR-Open Space Reserve (proposed); R2 - Residential Medium Density | **LAND USE**<br>Transmitter, water tower, undeveloped | **DENSITY**<br>Low |

| | |
|---|---|
| **TRENDS**<br>Stable | **PLANNED CHANGE**<br>None |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS**<br>Elevated site for optimum transmission for area coverage | **ACCESS**<br>Poor access road (adequate for servicing) | **PARKING**<br>Adequate for servicing |

| | |
|---|---|
| **HANDICAPPED SERVICES**<br>Not required | **PLANNED ACTIVITIES**<br>None |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES**<br>Not available | **GROSS INCOME**<br>$0 | **CURRENT VALUE**<br>Not available | **GRANT IN LIEU OF TAXES** |

## ADDITIONAL INFORMATION

*In addition to the 1.4 ha transmitter site, CBC has acquired a 0.4 ha access licence and a 0.08 ha power-line easement. The provincial transfer (1.4 ha transmitter site) is subject to a reversionary clause. CRP1 100159 007 CBCO 30203.

# PROPERTY DESCRIPTION

(7) CBC PETTY HARBOUR TRANSMITTER, PETTY HARBOUR-MADDOX COVE

## SITE

| | | | |
|---|---|---|---|
| **AREA** | **DIMENSIONS** | **LEGAL DESCRIPTION** | **ACQUISITION DATE/COST** |
| 0.42 ha* | 61 m x 61 m<br>(plus access) | N/A | 1955 / 20,000 (E) |

| | |
|---|---|
| **ZONING** | **PHYSICAL CHARACTERISTICS** |
| RUR - Rural | Located on side of steep rugged hill overlooking Petty Harbour |

| | |
|---|---|
| **USE** | **SERVICES AVAILABLE** |
| TV transmitter site -<br>2% building, 98% access/tower/buffer | Electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 7.5 $m^2$ | - | 7 $m^2$ (E) | 1978 | None |

| | | | | |
|---|---|---|---|---|
| | **BUILDING MATERIAL** | **MAJOR RENOVATIONS** | **OBSERVED CONDITION** | **REMAINING LIFE** |
| 1 | Prefab trailer<br>(wood frame) | None | Good | 10 years |

| | | | | | |
|---|---|---|---|---|---|
| | **OCCUPANTS** | **RENTABLE AREA** | **TERM** | **USE** | **#EMPLOYEES** |
| 1 | CBC | - | - | Transmitter building | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Wooden tower | 24 m high | Good | TV transmitter |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING** | **LAND USE** | **DENSITY** |
| RUR - Rural, RHD -<br>Residential High Density | Residential, transmitter, undeveloped | Low to medium |

| | |
|---|---|
| **TRENDS** | **PLANNED CHANGE** |
| Stable area | None |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS** | **ACCESS** | **PARKING** |
| Elevated for line of sight transmission for local area coverage | Adequate for servicing | Adequate for servicing |

| | |
|---|---|
| **HANDICAPPED SERVICES** | **PLANNED ACTIVITIES** |
| Not required | None |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES** | **GROSS INCOME** | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES** |
| Not available | $0 | Not available | No grant applied for |

## ADDITIONAL INFORMATION

*The access right of way (809 $m^2$) is leased from the private sector. The Crown-owned property comprises 3 399 $m^2$. CRP1 1001519 006 CBCO 00362.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 8

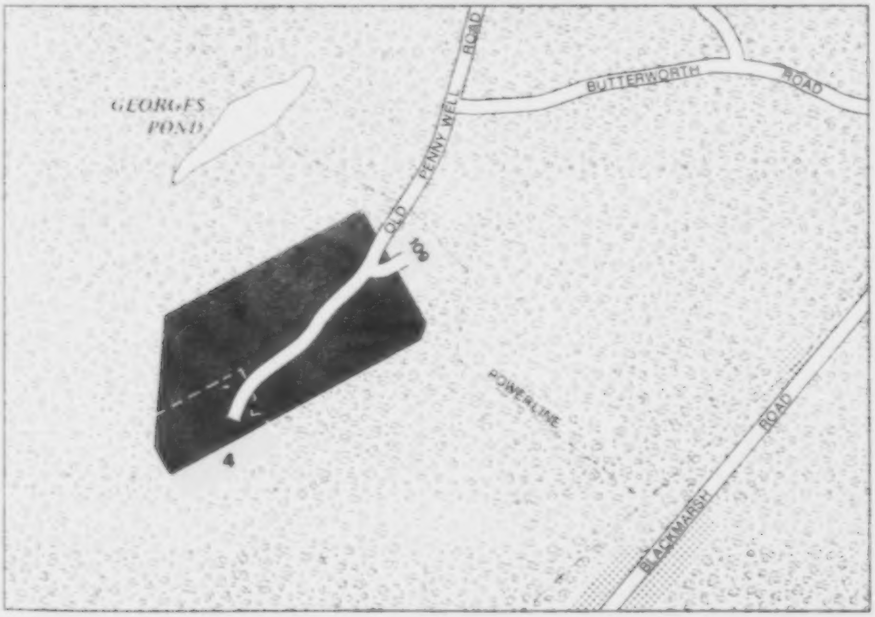
**Microwave Station (Terra Nova Tel)**
**Station de micro-ondes (Terra Nova Tel)**

Old Pennywell Rad (Kenmount Hill), St. John's
Chemin Old Pennywell (Kenmount Hill), St. John's

OWNER PROPRIÉTAIRE
**CN(CGR)/CN(CFGC)**

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986



SCALE ÉCHELLE 1:12.500

0 125
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ☐ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▧ |
| AGRICULTURE | AGRICULTURE | ☐ |

## PROPERTY DESCRIPTION

(8) CN/CGR MICROWAVE STATION, KENMOUNT HILL, ST. JOHN'S

### SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 14.41 ha* (plus access) | Irregular | N/A | 1958/$0 (excludes access) |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| R - Rural | Heavily wooded, hilltop location; 16% occupied by CBC (Site 4) |

| USE | SERVICES AVAILABLE |
|---|---|
| Telecommunications site | Electricity |

### BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 104.0 m$^2$ | - | 99.8 m$^2$(E) | 1956 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Steel frame/ steel cladding | None | Good | 20 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | Terra Nova Tel | - | - | Microwave transmitter | 0 |

### OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Self-supporting microwave tower | 30 m high | Good | Telecommunications |

### SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| R-Rural (St. John's)<br>Restricted (Mount Pearl) | Telecommunication towers, undeveloped | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable rural area | None |

### OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Elevated location for optimum telecommunications | Very poor access road (adequate for servicing) | Adequate for servicing |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | None |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| Not available | None | Not available | Not available |

### ADDITIONAL INFORMATION

*Easement granted in perpetuity from Province in April 1958. Four additional CGR access easements (1.6 ha) are shared by CBC (Site 4), RCMP (Site 109) and private sector. In April 1964 CGR let 2.34 ha to CBC for a TV transmitter (expiry 31 March 2004). CN/CGR lands are included for inventory purposes only.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 9

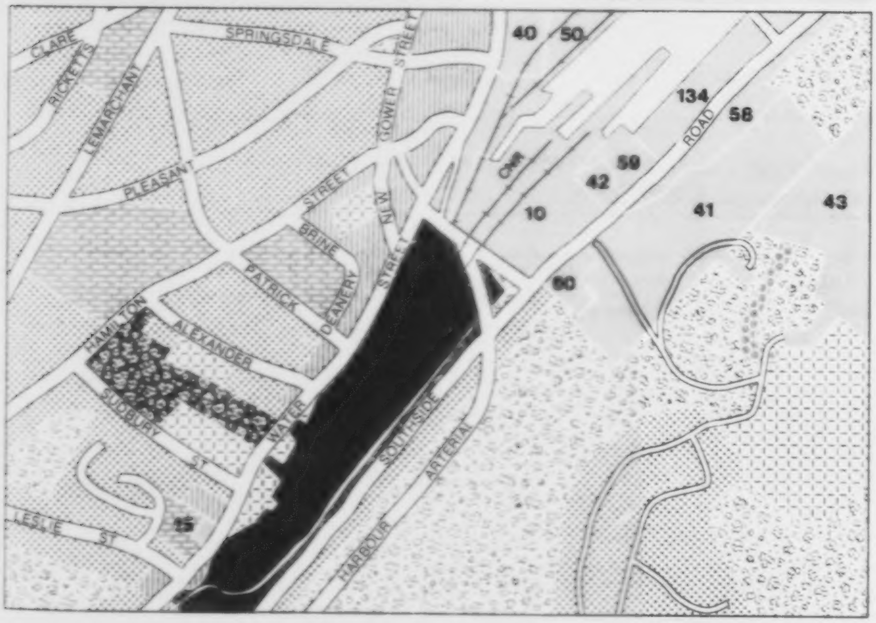
**Rail Facilities (Terra Transport)**
**Installations ferroviaires (Terra Transport)**

Water Street, St. John's
Rue Water, St. John's

OWNER PROPRIÉTAIRE
CN(CGR) CN(CFGC)

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986


CLARE
RICKETTS
LEMARCHANT
SPRINGSDALE
STREET
GOWER
PLEASANT
STREET
BRINE
NEW
PATRICK
DEANERY
STREET
HAMILTON
ALEXANDER
SUDBURY
ST
WATER
SOUTHSIDE
ARTERIAL
HARBOUR
LESLIE
ST
ROAD
CNR
40
50
134
58
59
42
10
41
43
60
15

SCALE ÉCHELLE 1:12,500

0 125
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ░ |
| RESIDENTIAL | RÉSIDENTIEL | ⁙ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ⁘ |
| AGRICULTURE | AGRICULTURE | □ |

# PROPERTY DESCRIPTION (9) CN/CGR RAIL FACILITIES, ST. JOHN'S AND AREA

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 26.57 ha* (plus rail ROW) | Irregular | N/A | 1949/$0 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| IG-Industrial General; O-Open Space; OR - Open Space Reserve | Stn/Freight Yd. partially built on land fill; rail line follows Waterford River to Mount Pearl than transverses varied topog. |

| USE | SERVICES AVAILABLE |
|---|---|
| Rail lines, station, marshalling yard, intermodal facility, repair shops, industrial lands | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| | See next page | | | | | |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| | | | | |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| | | | | | |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Bridges/underpasses | Various | Fair | River/road crossings |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| (Major) IG - Industrial General, O - Open Space | Industrial, green belt, river, parkland | Medium to low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Harbour area improvement | Continued harbour redevelopment and transition |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Large land area for intermodal, station, marshalling areas; good access for customers | Good by rail and road | 100 (E) spaces (station area) |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Station accessible | Continued maintenance of facilities; phased bridge reconstruction program |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| Not available | Not available | Not available | Not available |

## ADDITIONAL INFORMATION

*The property comprises the station/freight/equipment area (13.17 ha), the Valley Car Shops area (3.29 ha), the St. Anne's area (10.11 ha) plus the railway right of way, varying in width from 18 m to 31 m. CN/CGR properties are included for inventory purposes only.

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 4 | 1630.9 $m^2$ | - | 1430.8 $m^2$ | 1902 - 1903 | None* |
| 1 | 2 (+B) | 3661.9 $m^2$ | - | 3367.3 $m^2$ | 1960 - 1961 | None |
| 1 | 1 | 947.4 $m^2$ | - | 836.7 $m^2$ | 1942 - 1946 | None* |
| 1 | 1 | 1371.2 $m^2$ | - | 1289.9 $m^2$ | 1902 | None* |
| 1 | 1 | 860.8 $m^2$ | - | 798.9 $m^2$ | 1946 | None* |
| 1 | 1 | 810.7 $m^2$ | - | 750.2 $m^2$ | 1963 - 1964 | None |
| 1 | 2 | 3320.4 $m^2$ | - | 3205.1 $m^2$ | 1964 | None |
| 1 | 1(+B) | 4191.5 $m^2$ | - | 4043.8 $m^2$ | 1942 - 1943 | None*<br>(*potential heritage building) |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | CONDITION | REMAINING ECONOMIC LIFE |
|---|---|---|---|---|
| 1 | Wood frame/ stone masonry | Copper roof, windows heating system interior renov.(78-86) | Good | N/A |
| 1 | Concrete block/ brock veneer | Heating conversion to electric/oil(85) | Good | N/A |
| 1 | Wood frame/ concrete block | West end renovation (1980) | Poor to fair | N/A |
| 1 | Steel frame/ stucco walls | Floor mods. roof repair,addition,window doors (1968-86) | Fair | N/A |
| 1 | Steel frame/ concrete/block walls | Interior renovations windows(1983-84) | Fair | N/A |
| 1 | Concrete block | Floor modifications ext. painting(84-85) | Good | N/A |
| 1 | Steel frame/concrete & concrete block ext | Metal roof coating (1981, 1986) | Good | N/A |
| 1 | Wood frame/ wood exterior | Office area remodelling (1968) | Fair | N/A |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE |
|---|---|---|---|---|
| 1 | CN | - | - | Train station, Terra Transport offices (station)<br>63% office, 9% storage, 28% other |
| 1 | CN | - | - | Transfer facilities (Express Building)<br>30% office, 57% storage, 13% other |
| 1 | CN | - | - | Warehouse, work area (Commissary Building)<br>67% storage, 20% work area, 13% other |
| 1 | CN | - | - | Workshops, storage (Passenger Car Shop)<br>1% office, 23% storage, 66% work area, 9% other |
| 1 | CN | - | - | Storage, office (Southside Shed)<br>16% office, 78% storage, 6% other |
| 1 | CN | - | - | Work area, office (Work Equipment Building)<br>16% office, 2% storage, 82% work area |
| 1 | CN | - | - | Repair and maintenance (Valley Car Shop)<br>1% office, 3% storage, 69% work area, 27% other |
| 1 | CN | - | - | Warehouse (Valley Stores)<br>2% office, 95% storage, 3% other |

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 10

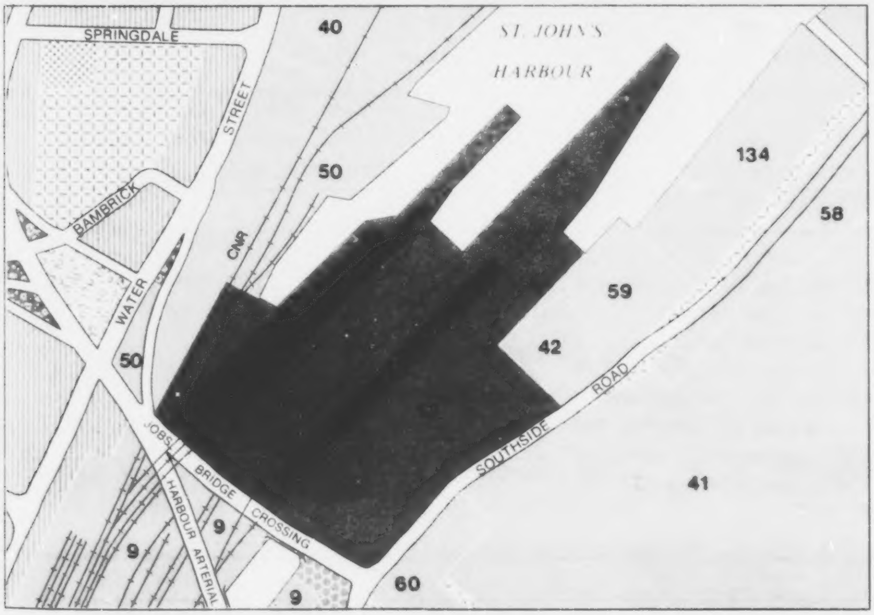
**Newfoundland Dockyard**
**Chantier naval de Terre-Neuve**

Job's Crossing, St. John's
Traverse Job's, St. John's

OWNER PROPRIÉTAIRE
CN(CGR)/CN(CFGC)

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986


SPRINGDALE
40
ST. JOHN'S
HARBOUR
STREET
134
50
BAMBRICK
58
CNR
WATER
59
50
42
ROAD
JOBS
BRIDGE
SOUTHSIDE
41
HARBOUR
ARTERIAL
9
9
CROSSING
9
60

SCALE ÉCHELLE 1:4800

0 48
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ⬚ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▒ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

# PROPERTY DESCRIPTION (10) CN/CGR NEWFOUNDLAND DOCKYARD, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA**<br>5.18 ha | **DIMENSIONS**<br>Irregular | **LEGAL DESCRIPTION**<br>N/A | **ACQUISITION DATE/COST**<br>1949,1984/$0 |
| **ZONING**<br>IG - Industrial General | **PHYSICAL CHARACTERISTICS**<br>Completely developed drydock facilities with syncrolift: 419 m wharf frontage | | |
| **USE**<br>Ship repair (syncrolift) facilities | **SERVICES AVAILABLE**<br>Water, sewer, electricity | | |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| | See next page | | | | | |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| | | | | |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| | | | | | 200-500 (depends on workload |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Syncrolift | 6096 tonne even distribution (capacity) | Very good | Ship repair and maintenance |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>IG - Industrial General<br>OS - Open Space | **LAND USE**<br>Marine, industrial, rail line, highway overpass, commercial, park | **DENSITY**<br>Medium |
| **TRENDS**<br>Stable at present | **PLANNED CHANGE**<br>PCa plan to carry out $5 million renovation on Site 50 - PCa Berths 1-5 (Main Terminal) | |

## OPERATION

| | | | |
|---|---|---|---|
| **REQUIREMENTS**<br>Harbourfront location; docking space with rail access | **ACCESS**<br>Good by water, rail and road | **PARKING**<br>25 spaces, limited area parking | |
| **HANDICAPPED SERVICES**<br>Not required | **PLANNED ACTIVITIES**<br>None (possible Syncrolift Phase Two) | | |
| **OPERATING EXPENSES**<br>Not available | **GROSS INCOME**<br>Not available | **CURRENT VALUE**<br>Not available | **GRANT IN LIEU OF TAXES**<br>Not available |

## ADDITIONAL INFORMATION

CN/CGR properties are included for inventory purposes only.

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 146.3 $m^2$ | - | N/A | 1949 | None |
| 1 | 1 | 58.0 $m^2$ | - | N/A | 1924 | None * |
| 1 | 2 | 292.0 $m^2$ | - | N/A | 1924 | None * |
| 1 | 1 | 31.5 $m^2$ | - | N/A | 1924 | None * |
| 1 | 1 | 249.0 $m^2$ | - | N/A | 1924 | None * |
| 1 | 1 | 78.0 $m^2$ | - | N/A | 1924 | None * |
| 1 | 1 | 367.0 $m^2$ | - | 183 $m^2$ | 1924 | None * |
| 1 | 2 | 418.0 $m^2$ | - | N/A | 1894 | None * |
| 1 | 1 | 180.0 $m^2$ | - | N/A | 1894 | None * |
| 1 | 2 | 293.0 $m^2$ | - | N/A | 1924 | None * |
| 1 | 2 | 500.0 $m^2$ | - | N/A | 1948 | None |
| 1 | 1 | 172.0 $m^2$ | - | N/A | 1894 | None * |
| 1 | 1 | 950.0 $m^2$ | - | N/A | 1924 | None * |
| 1 | 1 | 306.0 $m^2$ | - | N/A | 1924 | None * |
| 1 | 1 | 148.0 $m^2$ | - | N/A | 1960 | None |
| | | | | | | (*potential heritage building) |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | CONDITION | BUILDING NAME | REMAINING ECONOMIC LIFE |
|---|---|---|---|---|---|
| 1 | Steel & concrete | N/A | Fair | Plate Shop | 50 years |
| 1 | Steel & concrete | N/A | Fair | Blacksmith Shop | 50 years |
| 1 | Steel & brick | N/A | Fair | Boiler/Pump Room | 25 years |
| 1 | Steel & concrete | N/A | Fair | Chemical Cleaning | 50 years |
| 1 | Steel & concrete | N/A | Fair | Sheet Metal Shop | 50 years |
| 1 | Steel & concrete | N/A | Fair | Maintenance Shop | 50 years |
| 1 | Steel & concrete | N/A | Fair | Electrical Shop | 50 years |
| 1 | Steel/brick/wood | N/A | Fair | Carpenter Shop | 25 years |
| 1 | Steel & brick | N/A | Fair | Dockers Shop | 25 years |
| 1 | Steel/concrete block | N/A | Fair | Mason Shop | 25 years |
| 1 | Steel & concrete | N/A | Fair | Office | 25 years |
| 1 | Steel & brick | N/A | Fair | Upholstery Shop | 25 years |
| 1 | Steel/concrete (wooden roof) | N/A | Fair | Machine Shop | 50 years |
| 1 | Steel/concrete (wooden roof) | N/A | Fair | Pipe Shop | 50 years |
| 1 | Steel & brick | N/A | Fair | Riggers Shop | 25 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE |
|---|---|---|---|---|
| 1 | CN | - | - | 3% office, 7% storage, 90% work area |
| 1 | CN | - | - | 2% storage, 98% work area |
| 1 | CN | - | - | 1% office, 1% storage, 98% work area |
| 1 | CN | - | - | 100% work area |
| 1 | CN | - | - | 3% office, 8% storage, 89% work area |
| 1 | CN | - | - | 10% office, 10% storage, 80% work area |
| 1 | CN | - | - | 5% office, 50% storage, 45% work area |
| 1 | CN | - | - | 5% office, 10% storage, 85% work area |
| 1 | CN | - | - | 10% office, 40% storage, 50% work area |
| 1 | CN | - | - | 5% office, 45% storage, 50% work area |
| 1 | CN | - | - | 90% office, 10% storage |
| 1 | CN | - | - | 5% office, 5% storage, 90% work area |
| 1 | CN | - | - | 2% office, 5% storage, 93% work area |
| 1 | CN | - | - | 5% storage, 95% work area |
| 1 | CN | - | - | 5% office, 10% storage, 85% work area |

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 11

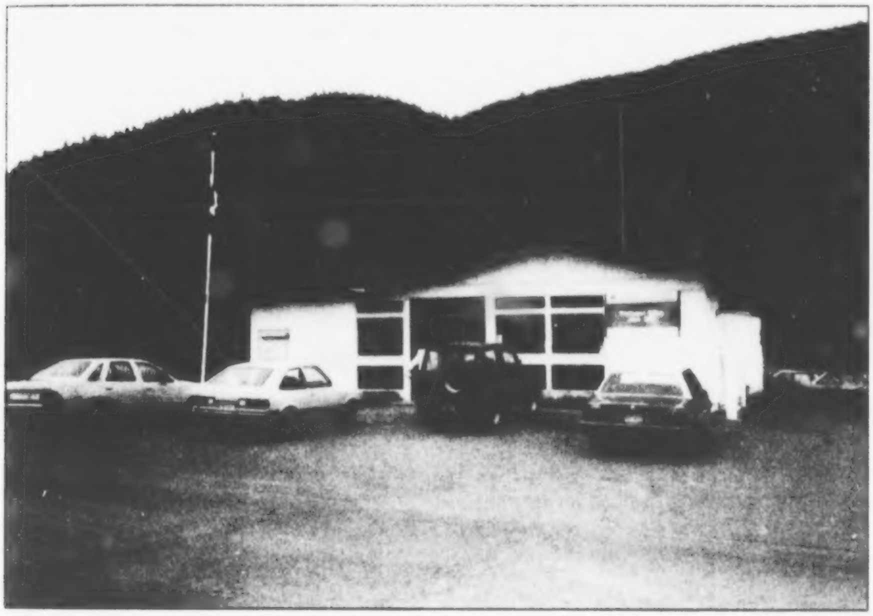
**Portugal Cove Post Office**
**Bureau de poste de Portugal Cove**

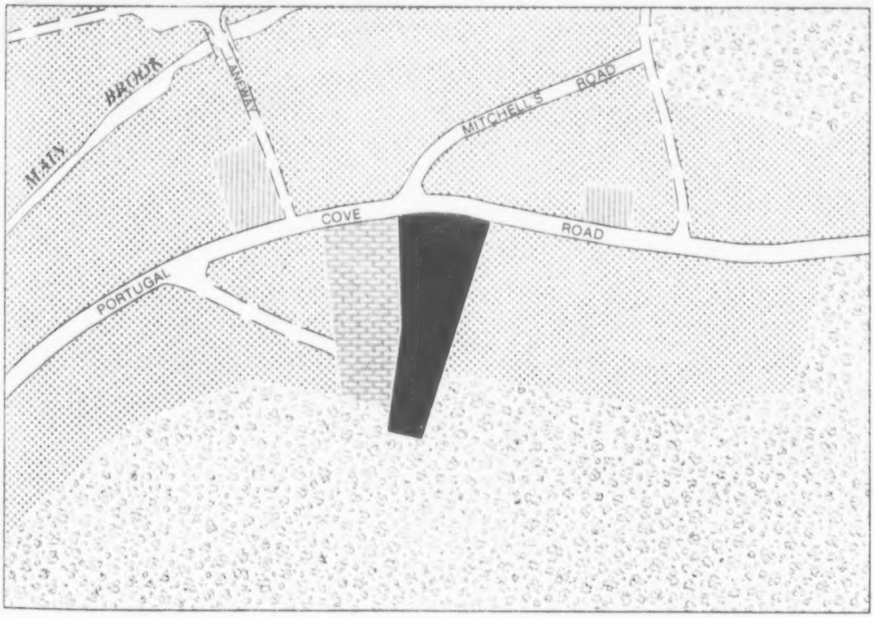
Portugal Cove Road, Portugal Cove
Chemin Portugal Cove, Portugal Cove

OWNER PROPRIÉTAIRE
CP PC

CRPI RIC
1001502 006 CPO0 00317

STUDY YEAR ANNÉE D'ÉTUDE
1986





## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▨ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ⁘ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE ÉCHELLE 1:2500

0 25
m

# PROPERTY DESCRIPTION (11) CP PORTUGAL COVE POST OFFICE, PORTUGAL COVE

## SITE

| | | | |
|---|---|---|---|
| **AREA** | **DIMENSIONS** | **LEGAL DESCRIPTION** | **ACQUISITION DATE/COST** |
| 0.18 ha | Irregular<br>(37.9 m frontage) | Not available | 1967 / $3,109 |

| | |
|---|---|
| **ZONING** | **PHYSICAL CHARACTERISTICS** |
| Commercial (proposed) | Site located on main road; level property; rear abuts steep slope |

| | |
|---|---|
| **USE** | **SERVICES AVAILABLE** |
| Post Office site<br>6% building, 10% parking, 20% landscaped, 64% vacant rear | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 105.8 $m^2$ | 95.3 $m^2$ | 90.6 $m^2$ | 1968 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Wood frame/ aluminum siding | | Good | 20 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | CP | - | - | Post office | 2 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING** | **LAND USE** | **DENSITY** |
| Commercial (proposed) | Institutional, residential, commercial | Low |

| | |
|---|---|
| **TRENDS** | **PLANNED CHANGE** |
| Stable area | None |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS** | **ACCESS** | **PARKING** |
| Postal service to local community, good road access, central location | Good by road | 6 spaces<br>(in front) |

| | |
|---|---|
| **HANDICAPPED SERVICES** | **PLANNED ACTIVITIES** |
| Entrance accessible | Exterior retrofit [$25,000 (E)] within next three years (date and cost unknown) |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES** | **GROSS INCOME** | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES** |
| $6,100 (1984/85) | $0 | Not available | No grant paid * |

## ADDITIONAL INFORMATION

*Initial application for grants was received from the taxing authority in September 1986.

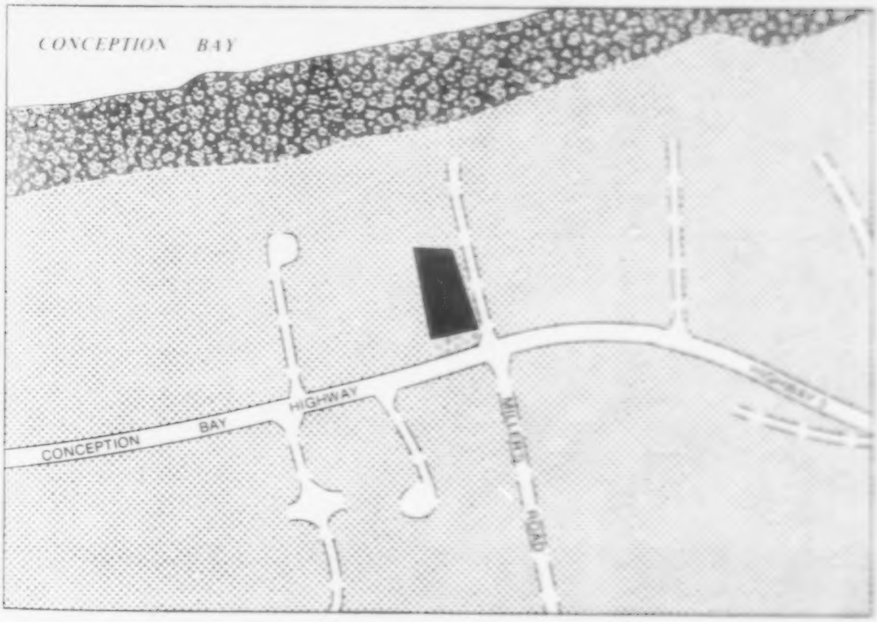
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 12

## Topsail Post Office
## Bureau de poste de Topsail

Conception Bay Highway, Conception Bay South
Route Conception Bay, Conception Bay South

| | |
|---|---|
| OWNER PROPRIÉTAIRE | CP PC |
| CRPI RIC | [illegible] |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |



SCALE ÉCHELLE 1:2500

0 25
m

### LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY STRUCTURE LAND | PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ☐ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▨ |
| INSTITUTIONAL | INSTITUTIONNEL | ▨ |
| INDUSTRIAL | INDUSTRIEL | ▨ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▨ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | ☐ |

# PROPERTY DESCRIPTION

(12) CP TOPSAIL POST OFFICE, CONCEPTION BAY SOUTH

## SITE

| | | | |
|---|---|---|---|
| **AREA** | **DIMENSIONS** | **LEGAL DESCRIPTION** | **ACQUISITION DATE/COST** |
| 0.05 ha | Irregular<br>(18.3 m frontage) | Not available | 1964 / $1,100 |

| | |
|---|---|
| **ZONING** | **PHYSICAL CHARACTERISTICS** |
| RMD - Residential Medium Density | Front (developed) portion level; rear portion slopes downward towards Conception Bay |

| | |
|---|---|
| **USE** | **SERVICES AVAILABLE** |
| Post office site<br>13% building, 15% parking, 72% vacant buffer | Water, sewer, electricity |

## BUILDINGS

| **#** | **STORIES** | **GROSS AREA** | **RENTABLE AREA** | **USABLE AREA** | **CONSTRUCTION DATE** | **HERITAGE DESIGNATION** |
|---|---|---|---|---|---|---|
| 1 | 1 | 69.7 $m^2$ | 65.2 $m^2$ | 63.5 $m^2$ | 1964 | None |

| | **BUILDING MATERIAL** | **MAJOR RENOVATIONS** | **OBSERVED CONDITION** | **REMAINING LIFE** |
|---|---|---|---|---|
| 1 | Wood frame/brick and aluminum siding | Complete exterior renovation (1980) | Good | 15 years |

| | **OCCUPANTS** | **RENTABLE AREA** | **TERM** | **USE** | **# EMPLOYEES** |
|---|---|---|---|---|---|
| 1 | CP | - | - | Post office | 3 |

## OTHER STRUCTURES

| **TYPE** | **SIZE** | **CONDITION** | **USE** |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| **ZONING** | **LAND USE** | **DENSITY** |
|---|---|---|
| RMD-Resid.Med. Density;<br>OS-Open Space; MD-Mixed Dev. | Residential | Low |

| **TRENDS** | **PLANNED CHANGE** |
|---|---|
| Stable area, increasing regional population | None (sporadic residential development in region) |

## OPERATION

| **REQUIREMENTS** | **ACCESS** | **PARKING** |
|---|---|---|
| Postal service to local community, good road access, central location | Good by road | 6 spaces<br>(5 client, 1 staff) |

| **HANDICAPPED SERVICES** | **PLANNED ACTIVITIES** |
|---|---|
| None | None (CP is contemplating possible consolidation/ relocation of seven Conception Bay South regional post offices) |

| **OPERATING EXPENSES** | **GROSS INCOME** | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES** |
|---|---|---|---|
| $6,300 (1984/85) | $0 | Not available | $180 (1985) |

## ADDITIONAL INFORMATION

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 13

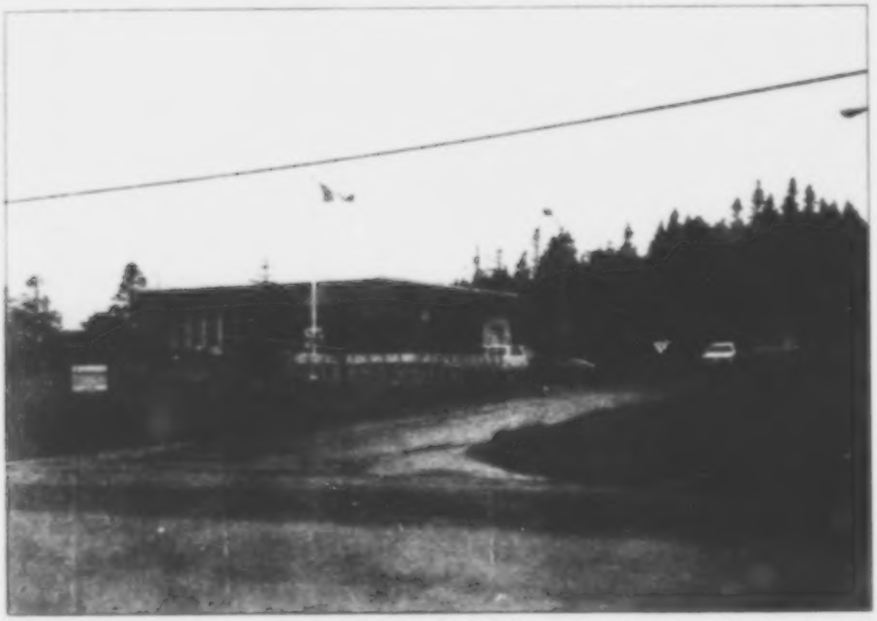
**Paradise Post Office**
**Bureau de poste de Paradise**

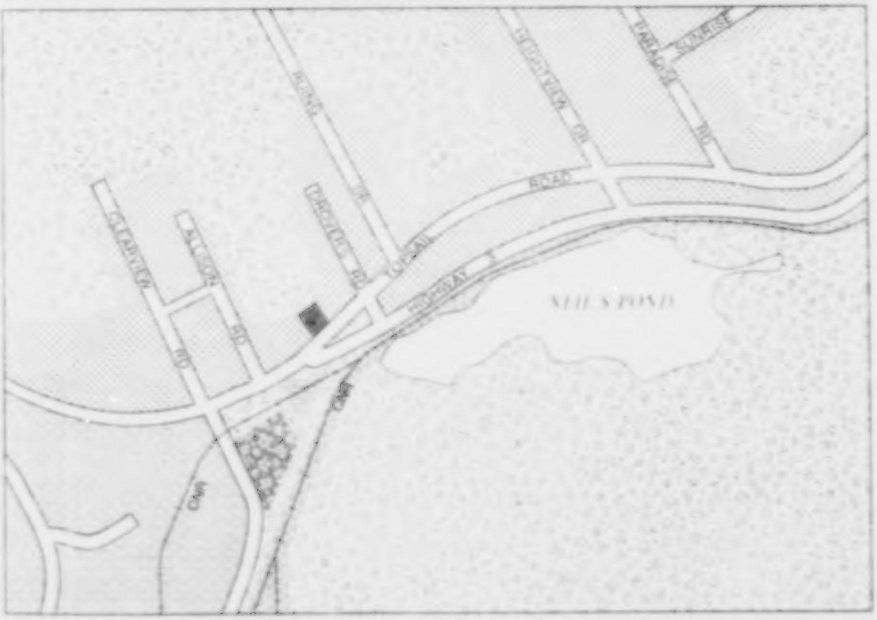
Topsail Road (Highway 3), Paradise
Chemin Topsail (Route 3), Paradise

OWNER PROPRIÉTAIRE
CP PC

CRPI RIC
1001537 006 CPO0 00355

STUDY YEAR ANNÉE D'ÉTUDE
1986




CLEARVIEW RD
ALLISON RD
RD
DR
TOPSAIL ROAD
HIGHWAY 3
PARADISE RD
SUNRISE
DR
CNR
CNR
0 125
m

SCALE ÉCHELLE 1:12,500

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ▒ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ░ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▦ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

# PROPERTY DESCRIPTION

(13)

CP PARADISE POST OFFICE, PARADISE

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 0.37 ha | 61 m x 61 m | N/A | 1975 / $12,122 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| PU - Public Use | Gently sloping, landscaped site |

| USE | SERVICES AVAILABLE |
|---|---|
| Post office site<br>4% building, 10% access/parking, 20% lawns, 66% vacant | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 156.2 $m^2$ | 146.7 $m^2$ | 134.2 $m^2$ | 1977 | None |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Wood frame/ vertical cedar siding | None | Good | 30 years |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | CP | - | - | Post office | 3 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| MX-Mixed Develop.; GI-Gen. Indust.; RMD-Resid.Med.Den. | Residential, institutional, open space, undeveloped | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Increasing residential growth, development of industrial park west of property | Octagon Pond Industrial Park development expected within five years |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Postal service to local community, good road access, central location | Good by road | 8 spaces; roadside parking |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Entrance ramp | None |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $14,000 (1984/85) | $0 | Not available | $484 (1985) |

## ADDITIONAL INFORMATION

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 14

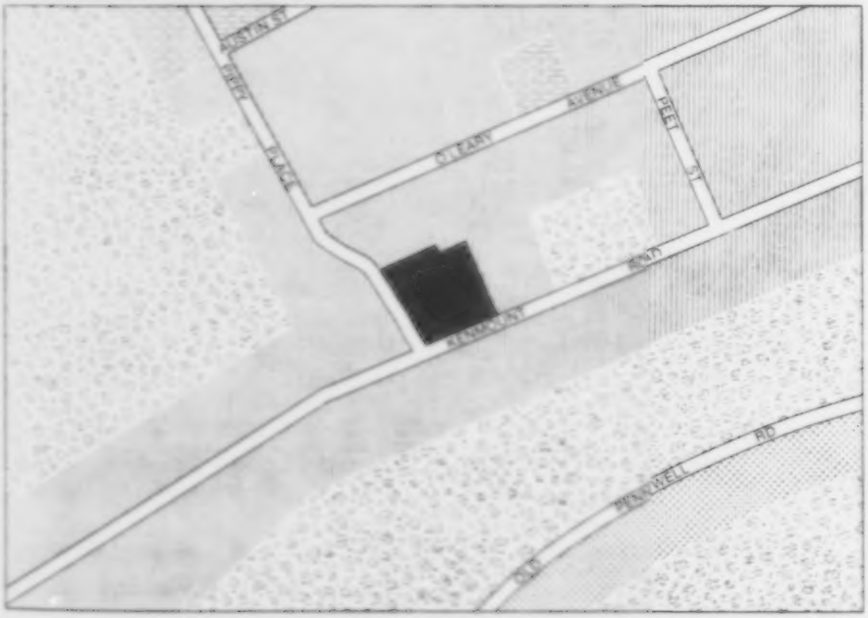
**St. John's Post Office (MAPP)**
**Bureau de poste de St. John's (GEP)**

98 Kenmount Road, St. John's
98, chemin Kenmount, St. John's

OWNER PROPRIÉTAIRE
CP PC

CRPI RIC
1001515 006 CPO0 00352

STUDY YEAR ANNÉE D'ÉTUDE
1986



## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▭ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | ☐ |

SCALE ÉCHELLE 1:12,500

0 125
m

# PROPERTY DESCRIPTION

(14) CP MAPP (ST. JOHN'S POST OFFICE), ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 1.97 ha * | 127.1 m x 157.1 m | Lot 16, 17, 18 O'Leary Avenue Industrial Park, Kenmount Road | 1972 / $138,388 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| CH - Commercial Highway | Level, completely landscaped site |

| USE | SERVICES AVAILABLE |
|---|---|
| Major Area Processing Plant (MAPP) site<br>51% building, 49% parking/access/delivery/landscaping | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 (plus mezzanine) | 9973.7 $m^2$ | 9083.7 $m^2$ | 8396.2 $m^2$ | 1977 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Concrete block/ brick veneer | None | Good | 25 years (with building envelope & roof repairs) |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | CP | 9002.5 $m^2$ | - | Office (990.0 $m^2$), process (5635.7 $m^2$), storage (2376.8 $m^2$) | 300 |
|  | Caterplan | 35.6 $m^2$ | - | Process | 2 |
|  | PWC | 34.2 $m^2$ | Monthly | Storage | 2 |
|  | RC-CE | 11.4 $m^2$ | Monthly | Process | 1 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| CH - Commercial Highway<br>CI - Commercial Industrial | Commercial, Industrial | Low to medium |

| TRENDS | PLANNED CHANGE |
|---|---|
| Sporadic infilling | None at present |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Large site area with good road access and large vehicle delivery/parking area | Good by road | 135 spaces |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Entrance and parking spaces | Building envelope (brickwork) resealing and roof repairs (date and cost unknown) |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $725,000 (1984/85) | $4,617 (1984/85) (shadow rents) | $4,332,900 (MGPV)(1984) | $89,959 (1984) |

## ADDITIONAL INFORMATION

*At the time of transferring the property to CP, PWC was in the midst of rectifying a title problem with regards to a 227.1 $m^2$ strip of land along the north and east property boundaries because the perimeter fence was erected in 1977 outside the property limits.

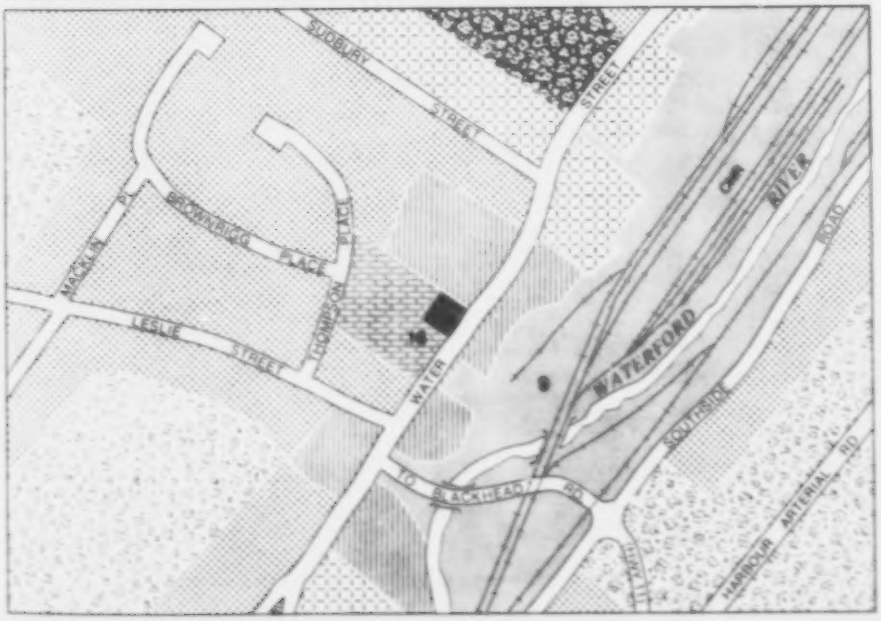
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 15

**West Postal Station**
**Succursale postale West**

706 Water Street, St. John's
706, rue Water, St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | CP PC |
| CRPI RIC | 1001519 007 CPO0 00406 |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |


SUDBURY
STREET
STREET
BROWNRIGG
PLACE
PLACE
MACKLIN
PL
LESLIE
STREET
THOMPSON
WATER
CNR
RIVER
WATERFORD
ROAD
SOUTHSIDE
TO BLACKHEAD RD
HARBOUR ARTERIAL RD

SCALE ÉCHELLE 1 4800

0 48
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ▒ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ⁘ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

# PROPERTY DESCRIPTION

CP WEST POSTAL STATION, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA**<br>0.04 ha | **DIMENSIONS**<br>21.3 m x 18.3 m | **LEGAL DESCRIPTION**<br>N/A | **ACQUISITION DATE/COST**<br>1969/$117<br>(legal fees) |

| | |
|---|---|
| **ZONING**<br>CCM - Commercial Central Mixed | **PHYSICAL CHARACTERISTICS**<br>Level site, rear abuts slope (retaining wall) |
| **USE**<br>Post office site<br>25% building, 30% parking access, 45% vacant buffer | **SERVICES AVAILABLE**<br>Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 116.2 $m^2$ | 104.9 $m^2$ | 94.6 $m^2$ | 1970 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Wood frame/ brick veneer | New roof and groundswork (1984) | Good | 20 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | CP | - | - | Postal station | 4 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>CCM-Comm.Central Mixed;<br>R3-Resid.High Density.<br>IG-Industrial General | **LAND USE**<br>Children's Home, commercial, residential, industrial | **DENSITY**<br>Low to medium |

| | |
|---|---|
| **TRENDS**<br>Sporadic redevelopment | **PLANNED CHANGE**<br>Some structures along Water Street are being converted to commercial/retain use |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS**<br>Postal service to local neighbourhood; good road access, central location | **ACCESS**<br>Good by car and public transit | **PARKING**<br>5 spaces<br>(in front) |

| | |
|---|---|
| **HANDICAPPED SERVICES**<br>Entrance ramp | **PLANNED ACTIVITIES**<br>None |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $14,300 (1984/85) | $0 | $70,000 (MGPV) (1984) | $1,136 (1984) |

## ADDITIONAL INFORMATION

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 16

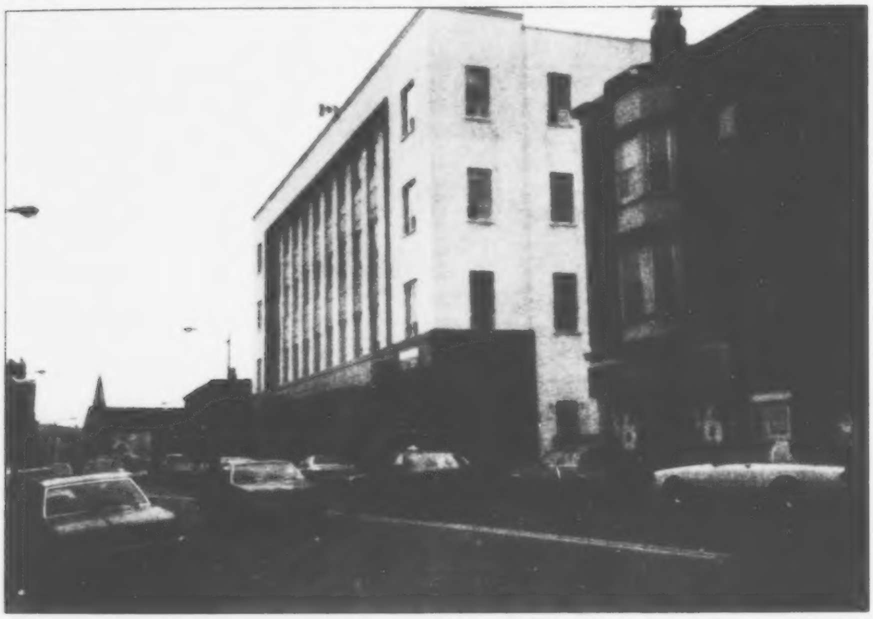
**Postal Station C**
**Succursale postale C**

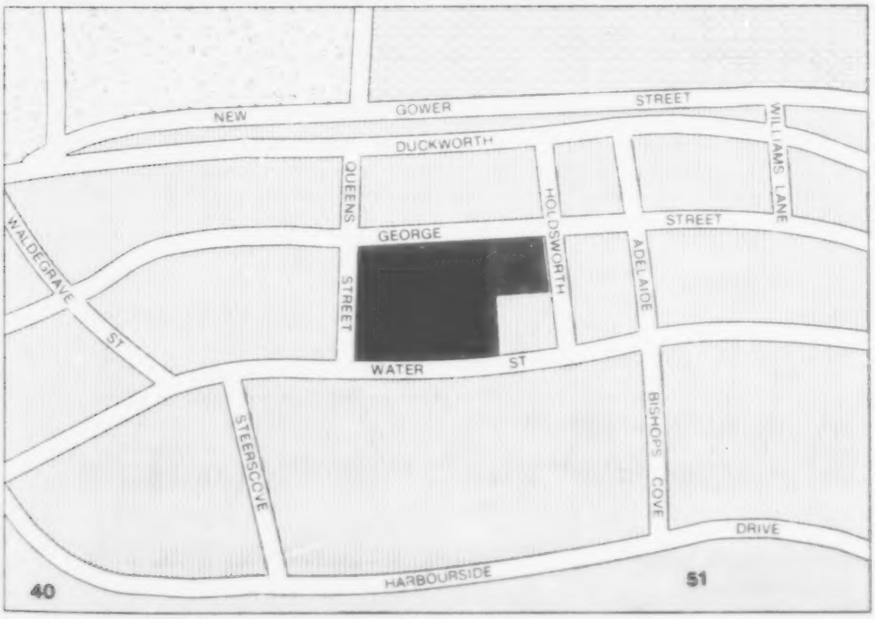
354 Water Street, St. John's
354, rue Water, St. John's

OWNER PROPRIÉTAIRE
CP PC

CRPI RIC
1001519 007 CPOO 00408

STUDY YEAR ANNÉE D'ÉTUDE
1986




NEW
GOWER
STREET
WILLIAMS LANE
DUCKWORTH
QUEENS
HOLDSWORTH
STREET
GEORGE
WALDEGRAVE
ST
STREET
ADELAIDE
WATER
ST
STEERSCOVE
BISHOPS
COVE
DRIVE
HARBOURSIDE
40
51

SCALE ÉCHELLE 1:3200

0 32
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ☐ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▨ |
| INSTITUTIONAL | INSTITUTIONNEL | ▨ |
| INDUSTRIAL | INDUSTRIEL | ▨ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▨ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | ☐ |

# PROPERTY DESCRIPTION

(16) CP 354 WATER STREET, POSTAL STATION C, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 0.30 ha | Irregular | N/A | 1884, 1956, 1958-59/ $250,611 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| CCR - Commercial Central Retail | Level, corner lot; service entrance from George Street |

| USE | SERVICES AVAILABLE |
|---|---|
| Post office / office building site<br>70% building, 30% parking/delivery | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 4 plus basement | 9228.3 $m^2$ | 6635.0 $m^2$ | 5590.3 $m^2$ | 1962 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Steel frame/ marble-masonry exterior | New boiler, windows, heating controls, exterior renovations (1982-85) | Good | 20 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | See Next Page | | | | 120 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| CCR-Com.Centr.Retail,CCM-Comm.Ctr.Mixed,IM-Ind.Mar. | Commercial, marine related (PCa Site 50 and 51) | Medium to high |

| TRENDS | PLANNED CHANGE |
|---|---|
| Sporadic redevelopment | George St. pedestian mall, possible large office/retail complex (Water St.), hotel/convention centre (New Gower) |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Post office and federal offices to serve downtown clients; good access, central location | Good by road, foot and public transit | 22 spaces, limited street parking |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Entrance ramp, elevator, washrooms and parking | Exterior facelift (sandblasting and painting); potential roof repairs |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $375,000 (1984/85) | $141,081 (1984/85) (shadow rents) | $3,346,550 (MGPV)(1984) | $72,434 (1984) |

## ADDITIONAL INFORMATION

## (16) CP 354 WATER STREET, POSTAL STATION C, ST. JOHN'S

### BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| | | | | | | |

| BUILDING MATERIAL | MAJOR RENOVATIONS | CONDITION | REMAINING ECONOMIC LIFE |
|---|---|---|---|
| | | | |

| OCCUPANTS | RENTABLE AREA | TERM | USE | # Employees |
|---|---|---|---|---|
| Caterplan | 9.9 $m^2$ | - | Process | N/A |
| CP | 4296.1 $m^2$ | - | Office (1784.2 $m^2$), process (1463.8 $m^2$), storage (1048.1 $m^2$) | 50 |
| CSIS | 325.2 $m^2$ | Monthly | Office | N/A |
| F&O | 600.0 $m^2$ | Monthly | Office | 17 |
| ND | 479.8 $m^2$ | Monthly | Office | 12 |
| PSC | 206.6 $m^2$ | Monthly | Office | 6 |
| Agr | 168.9 $m^2$ | Monthly | Office | 6 |
| PWC | 110.9 $m^2$ | Monthly | Storage | 1 |
| External Affairs | 73.4 $m^2$ | Monthly | Office | 1 |
| SSC | 46.5 $m^2$ | Monthly | Office | N/A |
| Vacant | 350.0 $m^2$(E) | - | Office (100 $m^2$ (E) would result from CP space optimization) | - |

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 17

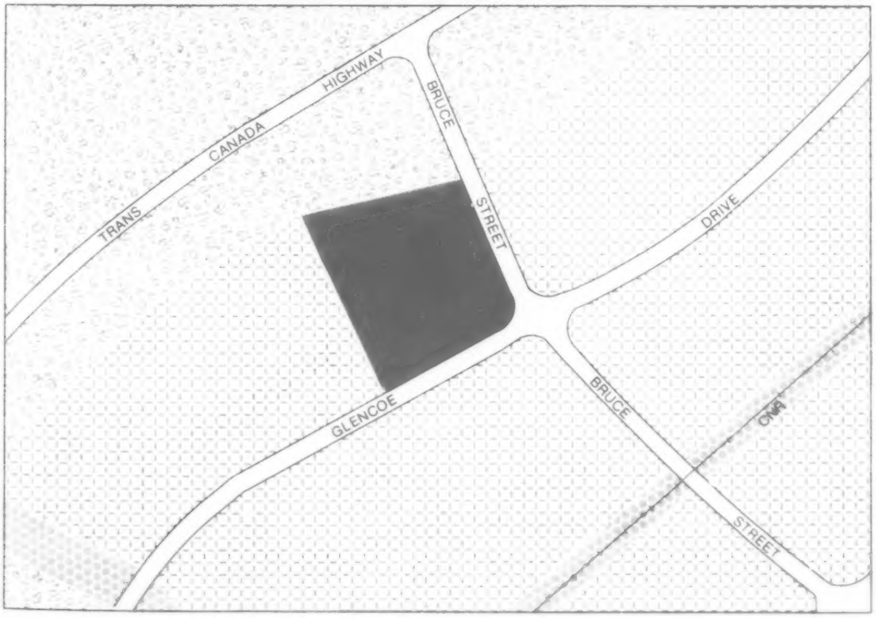
## Former RCMP Detachment
## Ancien détachement de la GRC

6 Bruce Street, Donovan's Industrial Park, Mount Pearl
6, rue Bruce, Parc industriel Donovan's, Mount Pearl

OWNER PROPRIÉTAIRE
CSC SCC

CRPI RIC
1001515 007 PEN0 00360

STUDY YEAR ANNÉE D'ÉTUDE
1986



### LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▨ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▨ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCREATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE ÉCHELLE 1:4000

0 40
m

# PROPERTY DESCRIPTION

**CSC FORMER RCMP DETACHMENT, MOUNT PEARL**

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 0.80 ha * | Irregular | Lot 26, Donovans Industrial Park | 1982 / $490,000 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| LI - Light Industrial | Level, landscaped site; large rear parking area |

| USE | SERVICES AVAILABLE |
|---|---|
| Office building<br>8% building, 35% access/parking, 56% landscaped | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 672.98 $m^2$ | 627.30 $m^2$ | 627.30 $m^2$ | 1976/77 | None |

|  | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Concrete block/ brick veneer | None | Good | 25 years |

|  | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | None (PWC/SC) (see USE) | - | - | Vacant (temporary storage of SC 1986 Census material until October 1986) | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| LI - Light Industrial | Industrial, undeveloped (buffer) | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable area (developed industrial park) | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| None | Good by road | 38 spaces |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| None | Temporary use of building for SC (Census material storage) |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| Not provided by custodian | $0 | $311,400 (MGPV) (1985) | $2,803 (1985) |

## ADDITIONAL INFORMATION

The Donovans Industrial Park lands are subject to a 99 year lease from the Provincial Housing Corporation to the Donovans Park Industrial Commission. The Commission sells individual sites as if fee simple.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 18

**Canadian Saltfish Corporation Building**
**Immeuble de l'Office canadien du poisson salé**

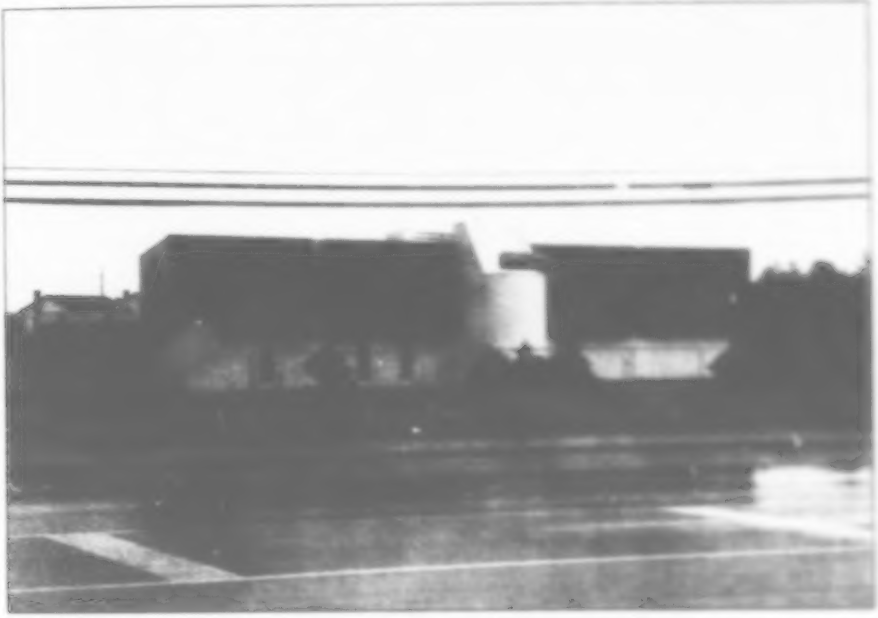
Torbay Road near Newfoundland Drive, St. John's
Chemin Torbay près de la promenade Newfoundland, St. John's

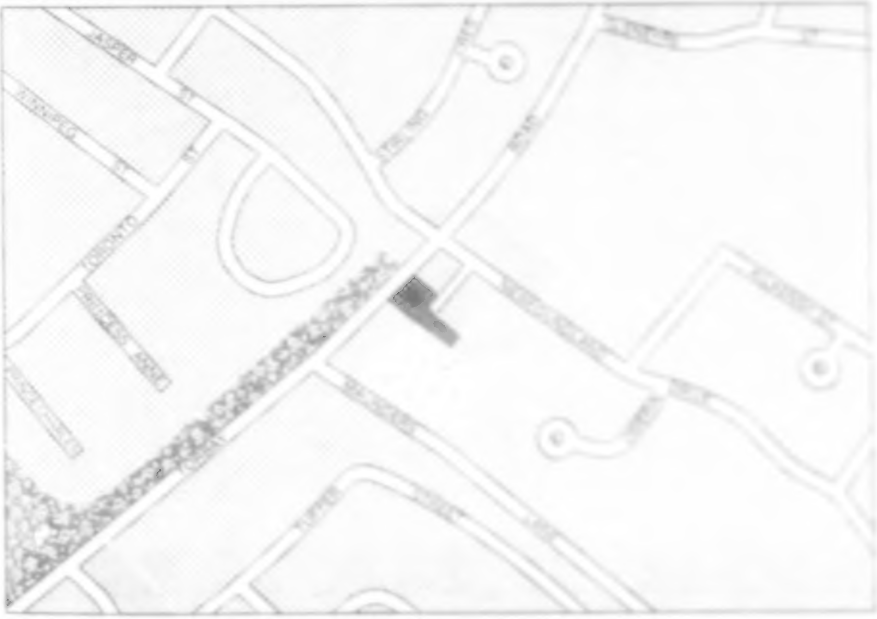
OWNER / PROPRIÉTAIRE
CSFC / OCPS

[illegible]

[illegible]

STUDY YEAR / ANNÉE D'ÉTUDE
[illegible]





## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY [illegible] | PROPRIÉTÉ FÉDÉRALE [illegible] | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ☐ |
| RESIDENTIAL | RÉSIDENTIEL | ☐ |
| COMMERCIAL | COMMERCIAL | ☐ |
| INSTITUTIONAL | INSTITUTIONNEL | ☐ |
| INDUSTRIAL | INDUSTRIEL | ☐ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ☐ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▨ |
| UNDEVELOPED | NON AMÉNAGÉ | ☐ |
| AGRICULTURE | AGRICULTURE | ☐ |

SCALE ÉCHELLE 1:6250

0 63
m

# PROPERTY DESCRIPTION

(18)

CSFC SALTFISH BUILDING, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA** | **DIMENSIONS** | **LEGAL DESCRIPTION** | **ACQUISITION DATE/COST** |
| 0.47 ha | Irregular | N/A | 1979/$75,500 |

| | |
|---|---|
| **ZONING** | **PHYSICAL CHARACTERISTICS** |
| CO - Commercial Office | "L" Shaped landscaped property with perimeter chain link fencing |

| | |
|---|---|
| **USE** | **SERVICES AVAILABLE** |
| Office building site<br>12% building, 25% parking/access, 50% landscaping, 13% vacant/buffer | Water, sewer, electricity |

## BUILDINGS

| **#** | **STORIES** | **GROSS AREA** | **RENTABLE AREA** | **USABLE AREA** | **CONSTRUCTION DATE** | **HERITAGE DESIGNATION** |
|---|---|---|---|---|---|---|
| 1 | 2 | 1100 $m^2$ | - | 990 $m^2$ | 1980 | None |

| | | | | |
|---|---|---|---|---|
| | **BUILDING MATERIAL** | **MAJOR RENOVATIONS** | **OBSERVED CONDITION** | **REMAINING LIFE** |
| 1 | Steel and concrete | None | Very good | 35 years |

| | | | | | |
|---|---|---|---|---|---|
| | **OCCUPANTS** | **RENTABLE AREA** | **TERM** | **USE** | **#EMPLOYEES** |
| 1 | Canadian Saltfish Corporation | - | - | 80% office, 20% storage | 31 |

## OTHER STRUCTURES

| **TYPE** | **SIZE** | **CONDITION** | **USE** |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING** | **LAND USE** | **DENSITY** |
| CO-Comm.Off.,CN-Comm.Neigh.<br>R1 - Res. Low Density | Commercial (restaurant, medical building), residential, vacant | Low |

| | |
|---|---|
| **TRENDS** | **PLANNED CHANGE** |
| Continued residential infilling in 'East Meadows' area | Completion of a medical building on Newfoundland Drive adjacent to access road |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS** | **ACCESS** | **PARKING** |
| Office building with good road access | Good by car | 30 spaces |

| | |
|---|---|
| **HANDICAPPED SERVICES** | **PLANNED ACTIVITIES** |
| None | None |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES** | **GROSS INCOME** | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES** |
| $48,000 (1984/85) | $0 | | School grant only paid - $2,603 (1984)* |

## ADDITIONAL INFORMATION

*1985 grant not resolved.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 19

## Seismograph Station
## Station séismique

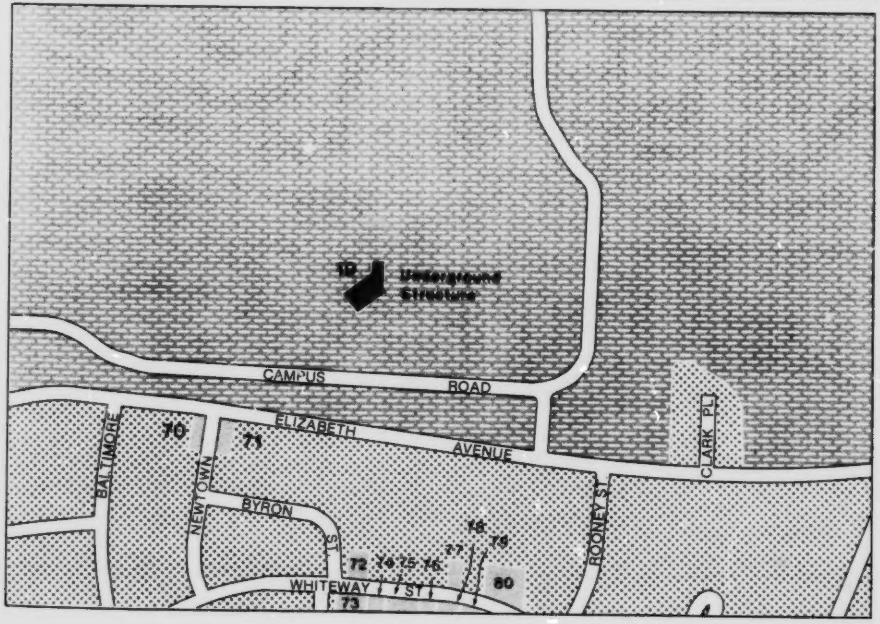
Memorial University, St. John's
Université Memorial, St. John's

OWNER PROPRIÉTAIRE
EMR / EMR

CRPI RIC:
1001519 006 EMR0 00392

STUDY YEAR ANNÉE D'ÉTUDE
1986

photo not available/photographie non disponible


19
Underground Structure
CAMPUS ROAD
ELIZABETH AVENUE
BALTIMORE
NEWTOWN
BYRON ST
WHITEWAY ST
ROONEY ST
CLARK PL
70
71
72
73
74
75
76
77
78
79
80

SCALE ÉCHELLE 1:6250

0 63
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ▒ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

# PROPERTY DESCRIPTION

EMR SEISMOGRAPH STATION, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 0.02 ha<br>(Lease) | 18.3 m x 9.1 m<br>(plus access tunnel) | N/A | 1963 * / $0 (E) |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| C.A. Pippy Park | Underground vault; entrance is located in a university pedestrian tunnel |

| USE | SERVICES AVAILABLE |
|---|---|
| Land for underground seismic vault<br>52% structure, 48% unused buffer | Electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 underground | $96.6 m^2$ (vault $836 m^2$ tunnel $13 m^2$) |  | $83.6 m^2$ | 1963 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Concrete | None | Good | N/A |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | EMR and Memorial University | - | - | Vault for seismograph station | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Access tunnel | $13.0 m^2$ | Good | Access to seismic vault |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| C.A. Pippy Park | University | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Sporadic campus infilling | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Relatively vibration-free location | Adequate for use | Not required |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | N/A |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $6,000/annum | $0 | $39,000 (MGPV) (1984) | $803 (1984) |

## ADDITIONAL INFORMATION

*The site is under lease from Memorial University of Newfoundland for 99 years from May 1963.

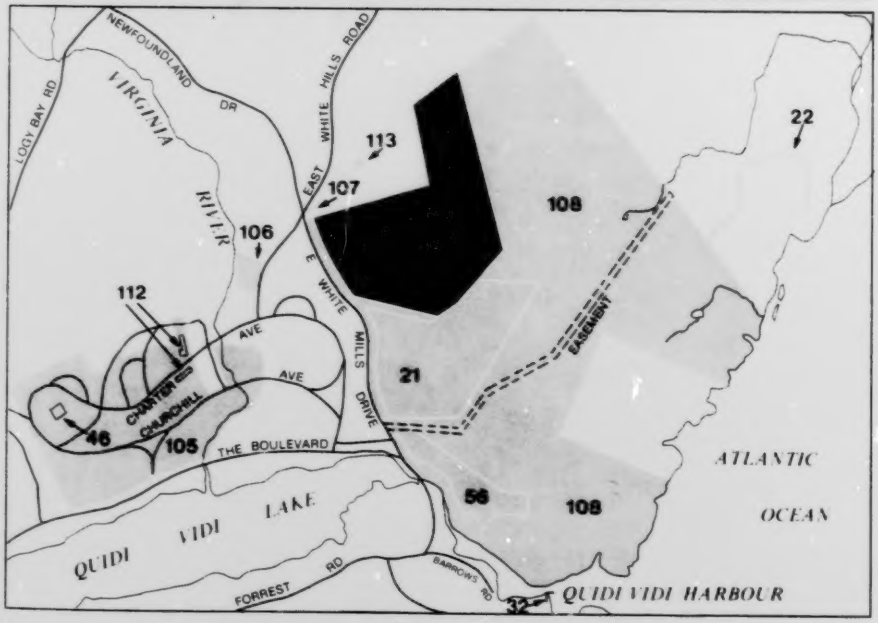
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 20

[redacted]

East White Hills Road, St. John's
Chemin White Hills est, St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | EMR / EMR |
| CRPI RIC | 1001519 006 EMR0 00393 |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |


NEWFOUNDLAND
DR
LOGY BAY RD
VIRGINIA
RIVER
EAST WHITE HILLS ROAD
113
107
106
108
22
112
E WHITE HILLS DRIVE
AVE
AVE
CHARTER
CHURCHILL
21
EASEMENT
46
105
THE BOULEVARD
ATLANTIC
OCEAN
56
108
QUIDI VIDI LAKE
RD
FORREST
BARROWS RD
32
QUIDI VIDI HARBOUR

SCALE ÉCHELLE 1:25,000

0 250
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ☐ |

# PROPERTY DESCRIPTION

(20)

EMR MAGNETIC OBSERVATORY, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 29.26 ha* | Irregular | N/A | 1967, 1975 / $0 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| R - Rural | Moderate grade; grass covered slope |

| USE | SERVICES AVAILABLE |
|---|---|
| Magnetic observatory<br>1% buildings/access, 79% vacant buffer, 20% vacant excess | Water (to lowest building), electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 3 | 1 | 237.1 $m^2$ | - | 203.5 $m^2$ | 1968, 1976 | None |

|  | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 3 | Wood frame/ aluminum siding | None | Good | 25 years |

|  | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 3 | EMR | - | - | Office building (58.1 $m^2$), storage building (87.3 $m^2$) absolute/variometer (magnetic observatory) (58.1 $m^2$) | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Chain link fence | N/A | Fair to good | Security fencing |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| R - Rural<br>Inst - Institutional | Hospital, F&O Fisheries Centre, MUN Laboratory, residential, undeveloped | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable; PWC studying possible uses of surrounding PWC land | East end bifurcation (2 lane divided highway) expected to be constructed within ten years |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| A 300 m radius buffer from surrounding use to prevent interference from magnetic materials | Fair by road | Adequate for operations |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | PWC and EMR are investigating the relocation of the EMR Magnetic Observatory to a more suitable site. |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| Not provided by occupant | $0 | $94,100 (MGPV) (1984) (buildings only) | $1,763 (1984) (buildings only) |

## ADDITIONAL INFORMATION

*In April 1972, EMR was given sole use of a 58.97 ha site for the purposes of a Magnetic Observatory. In February 1975, EMR agreed to relinquish 29.7 ha of its reserve to allow construction of the F&O Northwest Atlantic Fisheries Centre (Site 21). The land is under the administration and control of PWC.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 21

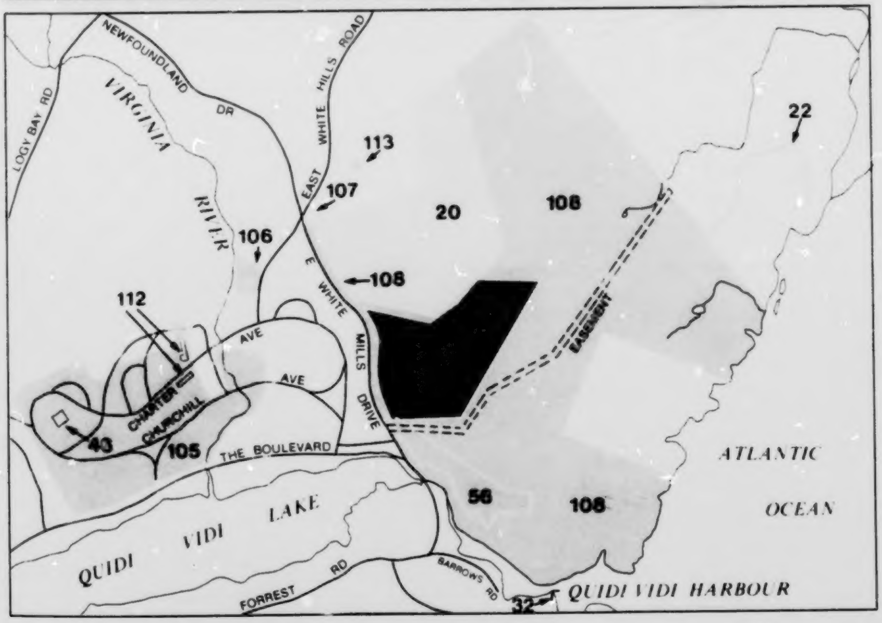
**Northwest Atlantic Fisheries Centre**
**Centre des pêcheries de l'Atlantique nord-ouest**

East White Hills Road, St. John's
Chemin White Hills est, St. John's

OWNER PROPRIÉTAIRE
F&O P&O

CRPI RIC
1001515 006 DFO0 00349

STUDY YEAR ANNÉE D'ÉTUDE
1986


NEWFOUNDLAND DR
LOGY BAY RD
VIRGINIA RIVER
EAST WHITE HILLS ROAD
E WHITE HILLS DRIVE
EASEMENT
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AVE
CHARTER
CHURCHILL
43
105
THE BOULEVARD
56
108
ATLANTIC OCEAN
QUIDI VIDI LAKE
FORREST RD
BARROWS RD
32
QUIDI VIDI HARBOUR

SCALE ÉCHELLE 1:25,000

0 250
m

**LEGEND / LÉGENDE**

| | | |
|---|---|---|
| FEDERAL PROPERTY STRUCTURE LAND | PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▨ |

# PROPERTY DESCRIPTION

## (21) F&O NORTHWEST ATLANTIC FISHERIES CENTRE, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 20.24 ha* | Irregular | N/A | 1979*/$0 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| R - Rural | Hillside location; developed area on gradual slope; remainder mostly wooded |

| USE | SERVICES AVAILABLE |
|---|---|
| Offices and laboratories building site<br>75% structures/access/parking/landscaping, 25% vacant | Water, electricity, on-site sewage treatment |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 to 5 | 19 138 $m^2$ | 16 327 $m^2$ | 12 517 $m^2$ | 1975-77 (Centre Block) | None |
| 1 | 2 | 349 $m^2$ | - | 325 $m^2$ (E) | 1978-81 (East Block) | None |

| | BUILDING MATERIAL (All) | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Concr. foundation | None | Very good | 30 years |
| 1 | Precast concrete/ metal siding | None | Very good | 30 years |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | F&O | 15 862 $m^2$ | - | Office (4119 $m^2$), laboratory (5151 $m^2$), storage (1741 $m^2$), library/theatre (1507 $m^2$), corridors (3809 $m^2$) | 400 (plus 120 seasonal) |
| | EC-EPS | 464 $m^2$ | - | Office (162 $m^2$), laboratory (302 $m^2$) | |
| 1 | F&O | - | - | Freshwater pumphouse (102 $m^2$ gross)/sewage treatment plant (247 $m^2$ gross) | 1 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Prefab office | 12 m x 6 m (E) | Good | Fisheries insurance |
| Reservoir | 227 300 litres | Good | Saltwater storage tank |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| R - Rural,<br>O - Open Space | EMR Magnetic Observatory, undeveloped | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| PWC is studying possible uses for the lands to the north and east of this complex | EMR plans to relocate the Magnetic Observatory; then the EMR site (Site 20) will revert to PWC. |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Large laboratory and office space, with adequate parking; saltwater pipeline; good security | Good by road | 300 spaces (400 spaces required - F&O estimate) |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Access, elevators, washrooms | Planned west block addition deferred in April, 1986, perimeter fencing and parking improvement were to be included in project. |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $1,450,000 (1985/86) | $0 | $17,026,300 (MGPV) (1984) | $319,108 (1984) |

## ADDITIONAL INFORMATION

*In 1979, PWC set aside 20.2343 ha of the White Hills to accommodate the Environment Centre (original name). The administration and control of the land remains with PWC.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 22

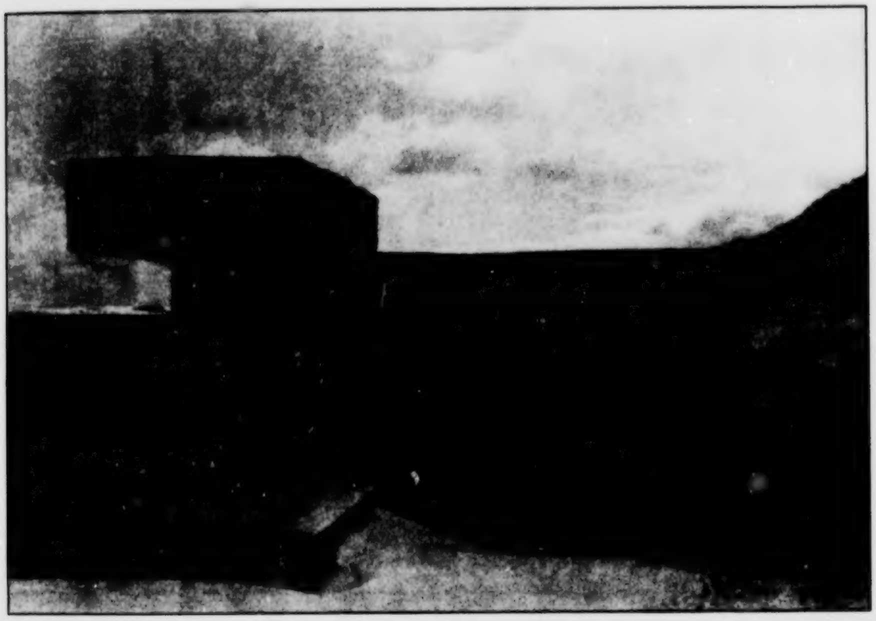
[redacted]

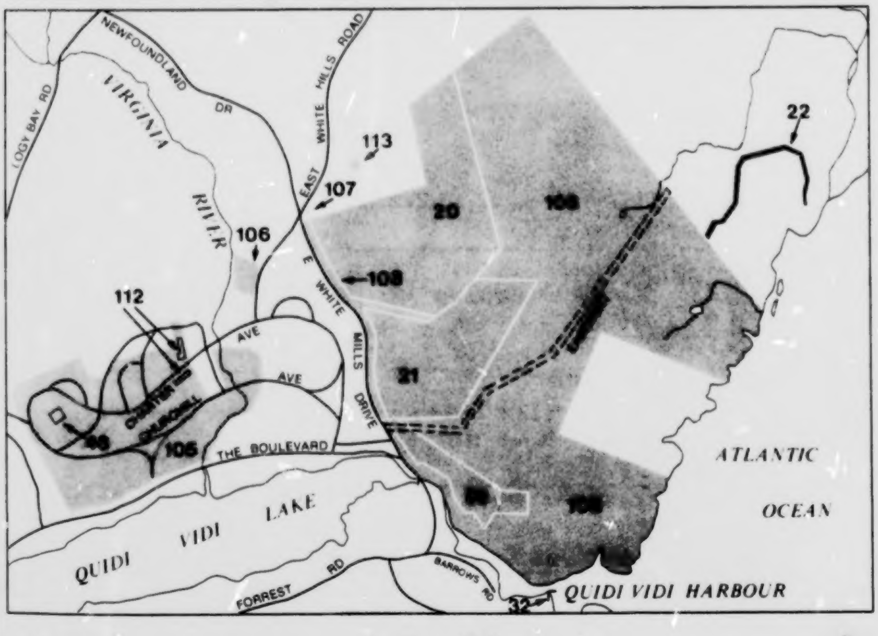
Upper White Hills, St. John's
Upper White Hills, St. John's

OWNER PROPRIÉTAIRE
F&O P&O

CRPI RIC
1001515 006 DFO1 23785

STUDY YEAR ANNÉE D'ÉTUDE
1986




NEWFOUNDLAND DR
LOGY BAY RD
VIRGINIA RIVER
EAST WHITE HILLS ROAD
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CHESTER HILL
CHURCHILL
96
105
21
E WHITE HILLS DRIVE
THE BOULEVARD
ATLANTIC
OCEAN
QUIDI VIDI LAKE
FORREST RD
BARROWS RD
32
QUIDI VIDI HARBOUR
105

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▨ |

SCALE ÉCHELLE 1:25,000

0 250
m

# PROPERTY DESCRIPTION (22) F&O SALTWATER PIPELINES, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA**<br>2.21 ha | **DIMENSIONS**<br>30.5 m x 725.4 m | **LEGAL DESCRIPTION**<br>N/A | **ACQUISITION DATE/COST**<br>1979 / $1,000<br>(reversionary clause) |
| **ZONING**<br>0 - Open Space | | **PHYSICAL CHARACTERISTICS**<br>Rolling hills; pumphouse situated at crest of steep oceanside cliff | |
| **USE**<br>Saltwater pipeline *<br>1% structure, 15% access road, 84% vacant buffer | | | **SERVICES AVAILABLE**<br>Electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 0 | | | | | | |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| | | | | |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| | | | | | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Pumphouse | 12.2 m x 6.1 m | Very good | Pump saltwater from Atlantic Ocean |
| Waterline | Two 20 cm pipes | Very good | Insulated polyethylene pipelines |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>0 - Open Space | **LAND USE**<br>Undeveloped | **DENSITY**<br>Nil |
| **TRENDS**<br>Stable remote area | **PLANNED CHANGE**<br>None | |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS**<br>Saltwater source for F&O Northwest Atlantic Fisheries Centre (Site 21) | **ACCESS**<br>Adequate for servicing | **PARKING**<br>Adequate for servicing |
| **HANDICAPPED SERVICES**<br>Not required | **PLANNED ACTIVITIES**<br>PWC Pleasantville Redevelopment Study Update underway (completion March 1987) | |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES**<br>Included with Site 21 | **GROSS INCOME**<br>$0 | **CURRENT VALUE**<br>$42,400 (MGPV) (1984)<br>(pumphouse only) | **GRANT IN LIEU OF TAXES**<br>$795 (1984) |

## ADDITIONAL INFORMATION

*This portion of the pipeline extends from the Atlantic Ocean to the PWC White Hills (Site 108) boundary.

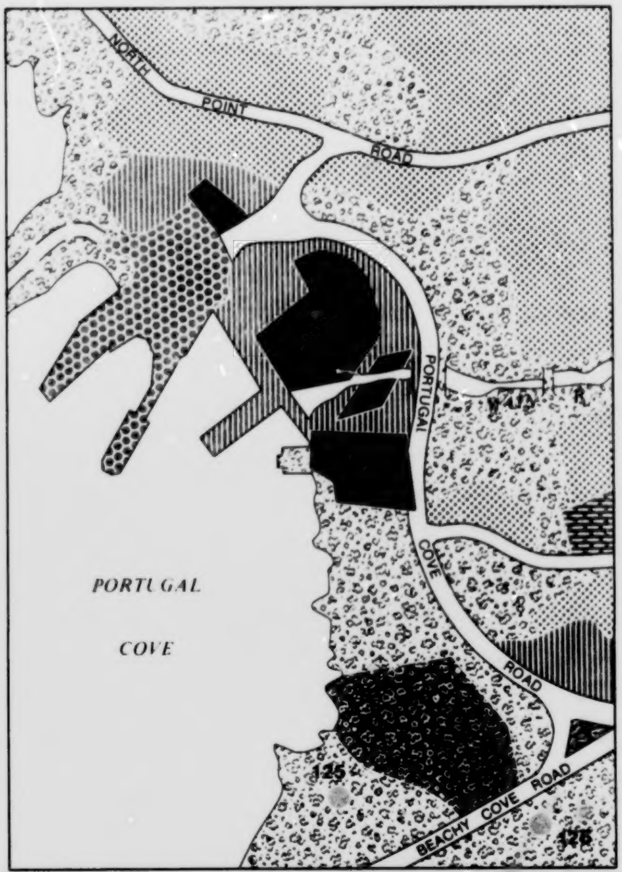
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 23-26

**Small Craft Harbour, Portugal Cove**
**Port pour petits bateaux, Portugal Cove**

End of Portugal Cove Road, Portugal Cove
À l'extrémité du chemin Portugal Cove, Portugal Cove

| | |
|---|---|
| OWNER PROPRIÉTAIRE | F&O (SCH) P&O (PPB) |
| CRPI RIC: | 1001502 006 DFO1 00318, 9 |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |



## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▨ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | ☐ |

0 250
m

SCALE/ÉCHELLE 1:25,000

| SITE NUMBER | TITLE | LOCATION | CUSTODIAN | CRPI # | TENURE | SITE AREA (HA) | % WATER | STRUCTURE TYPE | STRUCTURE AREA | USE | O&M (000's) | GRANTS | OPERATIONAL STATUS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 23 | Slipway | Portugal Cove Road, Portugal Cove | F&O | 1001502006DFO 100318 | 1 | 0.09 | 0 | SL<br>P | 214<br>11 | 20% structures, 40% road ROW, 40% undeveloped | 0 | 0 | Winch no longer used, poor road access, inadequate parking, no grants requested; acquisition of new access road and waterlot as part of 1.31 ha acquisition to improve Portugal Cove SCH; disposal of road ROW to Province. |
| 24 | Boat Storage | Portugal Cove Road, Portugal Cove | F&O | Not in the CRPI | 1 | 0.03 | 15 | - | - | 30% road ROW, 15% river, 55% undeveloped | 0 | 0 | Actual site of little use, expropriated in 1953 and never used for boat storage, bisected by waterfalls; poor access, no parking, no grant requested; disposal of road ROW to Province. |
| 25 | Wharves and Bridge Access | Portugal Cove Road, Portugal Cove | F&O | 1001502006DFO 100319 | 1 | 0.12 | 0 | FP<br>ST<br>W<br>BR | 640<br>258<br>252<br>95 | 40% fish plant, 20% road ROW, 40% parking /access | 0 | 0 | Inadequate parking, below market lease for fish plant site, no grant requested, acquisition/demolition of adjacent gear storage area and construction of new shed(s), acquisition of waterlot. |

SL-Slipway R-Retaining Wall SW-Spray Wall M-Mast FP-Fish Plant
BR-Bridge BU-Building P-Platform ST-Storage WH-Winch House

| SITE NUMBER | TITLE | LOCATION | CUSTODIAN | CRPI # | TENURE | SITE AREA (HA) | % WATER | STRUCTURE TYPE | STRUCTURE AREA | USE | O&M (000's) | GRANTS | OPERATIONAL STATUS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 26 | Storage | Portugal Cove Road, Portugal Cove | F&O or PWC | Not in the CRPI | 1 | 0.02 | 0 | BU | 32 | 17% building, 83% parking | 0 | 0 | No federal requirement, no grant requested; site occupied and used by private medical clinic; present custodianship between F&O or PWC not known; disposal to the province by transfer is underway. |

SL-Slipway R-Retaining Wall SW-Spray Wall M-Mast FP-Fish Plant
BR-Bridge BU-Building P-Platform ST-Storage WH-Winch House

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 27 – 30

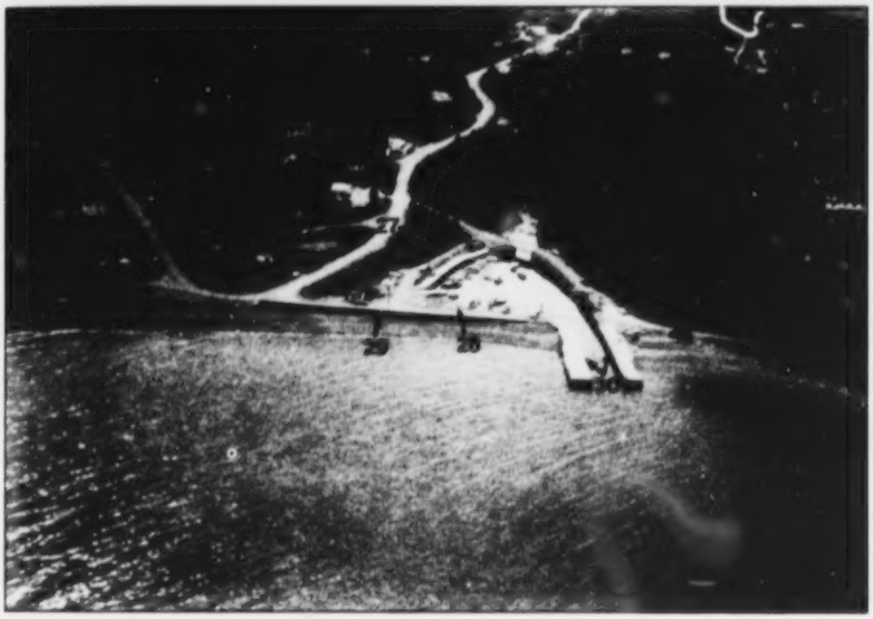
**Small Craft Harbour, St. Phillips**
**Port pour petits bateaux, St. Phillips**

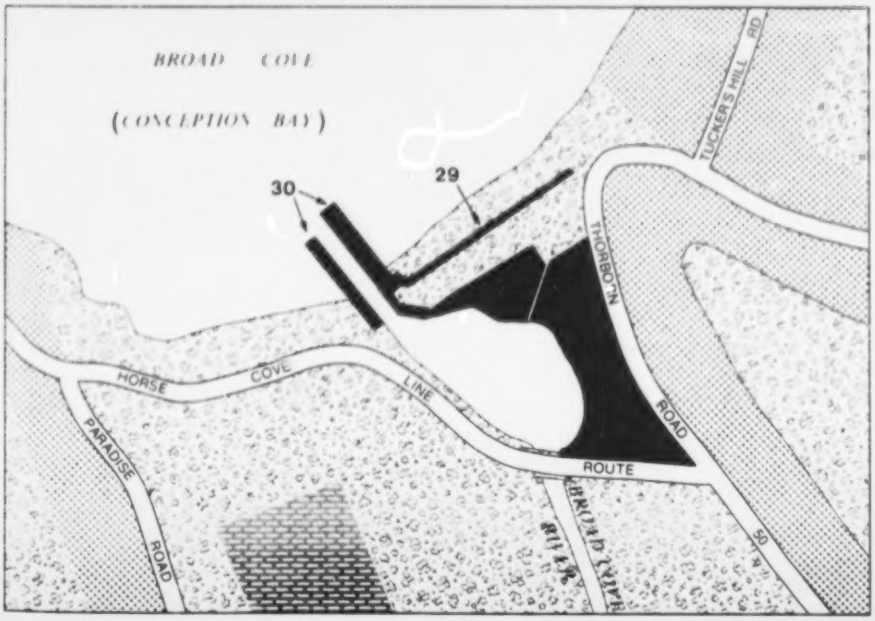
Thorburn Road (Route 50), St. Phillips
Chemin Thorburn (Route 50), St. Phillips

OWNER PROPRIÉTAIRE
F&O (SCH) P&O (PPB)

CRPI RIC
1001513 006 DFO1 00350, 1, 4

STUDY YEAR ANNÉE D'ÉTUDE
1986





BROAD COVE
(CONCEPTION BAY)
30
29
TUCKER'S HILL RD
THORBURN ROAD
HORSE COVE LINE
PARADISE ROAD
ROUTE 50
BROAD COVE RIVER

SCALE ÉCHELLE 1:3200

0 32
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ░ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▒ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

| SITE NUMBER | TITLE | LOCATION | CUSTODIAN | CRPI # | TENURE | SITE AREA (HA) | % WATER | STRUCTURE TYPE | STRUCTURE AREA | USE | O&M (000's) | GRANTS | OPERATIONAL STATUS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 27 | Slipway/ Marginal Wharf and Access | Thorburn Road, St. Phillips | F&O | 1001513006DFO 100351 | 1 | 0.21 | 0 | W<br>SL | 221<br>70 | 10% structures, 60% access/ storage, 30% vacant | 0 | 0 | Repairs to both structures with in five years; no grant requested, 0.16 ha along road way (uplands) vacant/undeveloped, 50% of slipway constructed on non-federal land. |
| 28 | Fisherman's Landing and Approach | Thorburn Road, St. Phillips | F&O | 1001513006DFO 100350 | 1 | 0.05 | 0 | W | 87 | 10% access, 90% parking/ storage | 0 | 0 | Wharf constructed on non-federal land, no grant requested. |
| 29 | Spray Wall/ Retaining Wall | Thorburn Road, St. Phillips | F&O | Not in the CRPI | 5 | - | - | SW<br>R | 32<br>82 | - | 0 | 0 | Structures built on non-federal land. |
| 30 | East and West Wharves | Thorburn Road, St. Phillips | F&O | Not in the CRPI | 5 | - | - | W/B<br>W/B | 230<br>293 | - | 0 | 0 | Structures built on non-federal land. West Wharf requires repairs within 4-5 years. |

SL-Slipway R-Retaining Wall SW-Spray Wall M-Mast FP-Fish Plant
BR-Bridge BU-Building P-Platform ST-Storage WH-Winch House

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 31

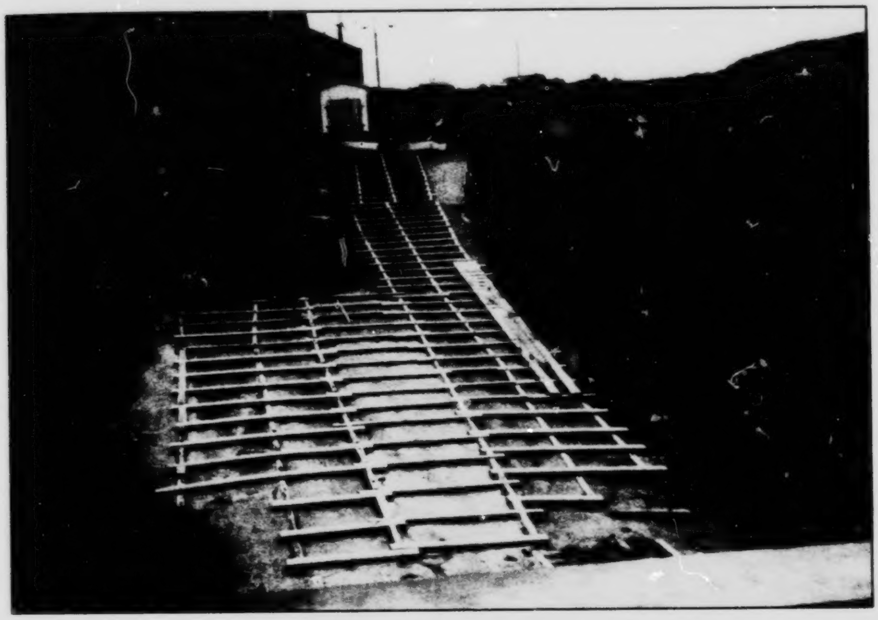
## Logy Bay Slipway
## Cale de lancement de la baie Logy

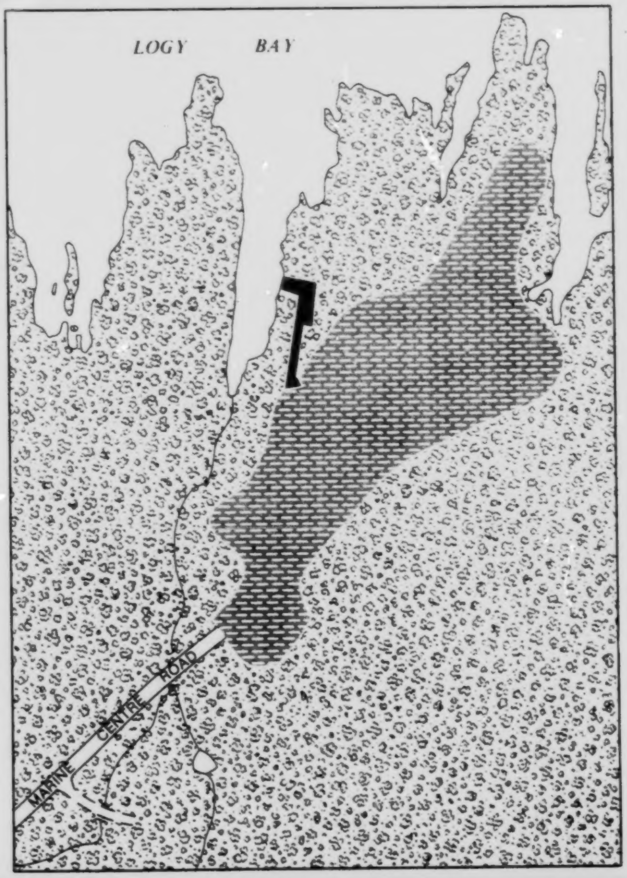
Marine Centre Road, Logy Bay, St. John's Metropolitan Area
Chemin Marine Centre, Anse Logy, zone métropolitaine de St. John's

OWNER/PROPRIÉTAIRE
F&O (SCH) / P&O (PPB)

CRPI/RIC:
1001515 006 DFO1 00353

STUDY YEAR/ANNÉE D'ÉTUDE
1986





**LEGEND / LÉGENDE**

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▒ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

0 32
m

SCALE/ÉCHELLE 1:3200

## PROPERTY DESCRIPTION

(31) F&O - SCH LOGY BAY SLIPWAY, ST. JOHN'S METROPOLITAN AREA

### SITE

| | | | |
|---|---|---|---|
| **AREA**<br>No federal land* | **DIMENSIONS**<br>- | **LEGAL DESCRIPTION**<br>- | **ACQUISITION DATE/COST**<br>- |

| | |
|---|---|
| **ZONING**<br>C - Conservation<br>C-M - Coastal Marine | **PHYSICAL CHARACTERISTICS**<br>Steep grade; rugged rocky coastline; slipway located along the side of a small inlet |
| **USE**<br>Slipway, seawall and haul-up engine<br>20% engine housing, 4% seawall, 95% slipway | **SERVICES AVAILABLE**<br>Water, electricity<br>(In area) |

### BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| | | | | | | |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| | | | | |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| | | | | | 0 |

### OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Concrete slipway | 359.4 $m^2$ | Good | Boat launching/storage |
| Gasoline haul-up engine | 9.2 $m^2$ | Good | Boat haul-up |
| Seawall (on slipway) | 15.3 $m^2$ | Good | Retaining wall |

### SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>C - Conservation<br>C-M - Coastal Marine | **LAND USE**<br>Institutional (Marine Science Laboratory)**, undeveloped | **DENSITY**<br>Low |

| | |
|---|---|
| **TRENDS**<br>Stable rural area | **PLANNED CHANGE**<br>None |

### OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS**<br>Provide and maintain a slipway for local fisherman | **ACCESS**<br>Good by water and road | **PARKING**<br>None provided(users park on marine laboratory property) |

| | |
|---|---|
| **HANDICAPPED SERVICES**<br>Not required | **PLANNED ACTIVITIES**<br>Continued maintenance only (occasional repairs because of rough sea action) |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES**<br>$0 (1984/85) | **GROSS INCOME**<br>$0 | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES**<br>No grant paid<br>(no federal land) |

### ADDITIONAL INFORMATION

*The land is owned by the Province. This site had been in use as a slipway prior to 1956.

**Memorial University of Newfoundland.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 32

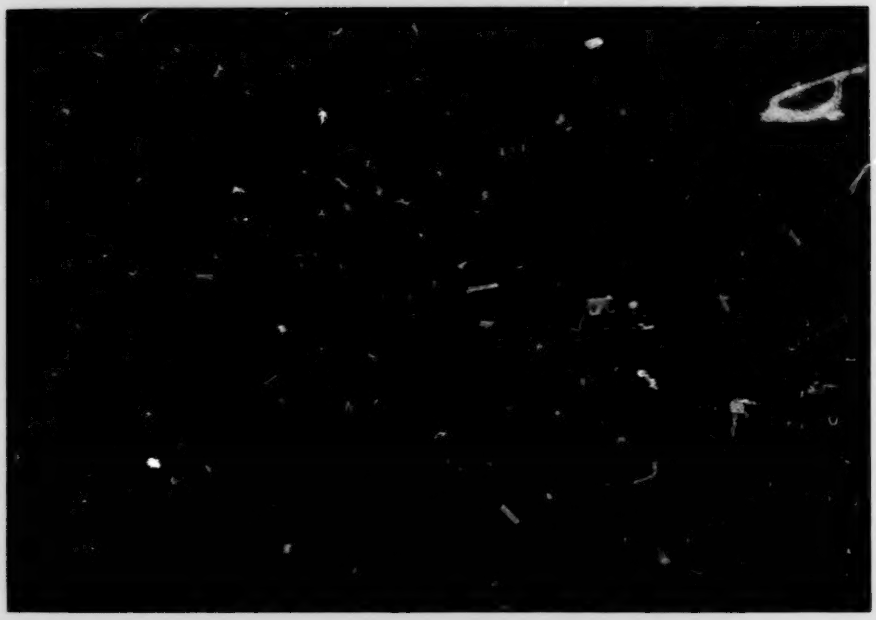
[redacted]

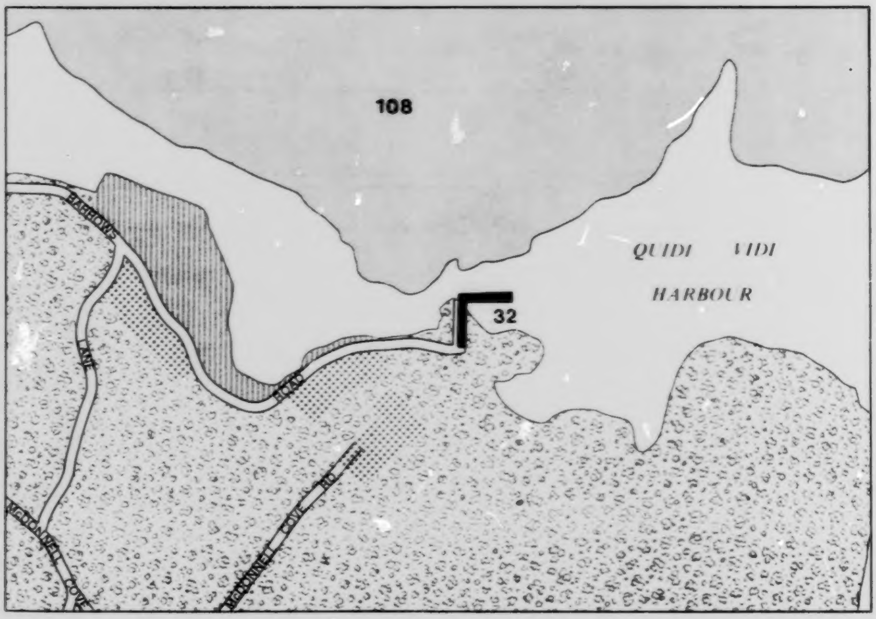
End of Barrows Road, St. John's
À l'extrémité du chemin Barrows, St. John's

OWNER PROPRIÉTAIRE
F&O (SCH) P&O (PPB)

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986




108
QUIDI VIDI
HARBOUR
32
BARROWS
ROAD
LANE
McDONNELL COVE
McDONNELL COVE RD

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE/ÉCHELLE 1:4800

0 48
m

# PROPERTY DESCRIPTION

(32) F&O - SCH QUIDI VIDI HARBOUR BREAKWATER, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA** | **DIMENSIONS** | **LEGAL DESCRIPTION** | **ACQUISITION DATE/COST** |
| No federal land | - | - | - |

| | |
|---|---|
| **ZONING** | **PHYSICAL CHARACTERISTICS** |
| 0 - Open Space | Rocky, rugged terrain; 'L' shaped breakwater built between the mainland and a small island. |

| | |
|---|---|
| **USE** | **SERVICES AVAILABLE** |
| Harbour breakwater*<br>- | None |

## BUILDINGS

| | | | | | | |
|---|---|---|---|---|---|---|
| **#** | **STORIES** | **GROSS AREA** | **RENTABLE AREA** | **USABLE AREA** | **CONSTRUCTION DATE** | **HERITAGE DESIGNATION** |
| | | | | | | |

| | | | | |
|---|---|---|---|---|
| | **BUILDING MATERIAL** | **MAJOR RENOVATIONS** | **OBSERVED CONDITION** | **REMAINING LIFE** |
| | | | | |

| | | | | | |
|---|---|---|---|---|---|
| | **OCCUPANTS** | **RENTABLE AREA** | **TERM** | **USE** | **#EMPLOYEES** |
| | | | | | 0 |

## OTHER STRUCTURES

| | | | |
|---|---|---|---|
| **TYPE** | **SIZE** | **CONDITION** | **USE** |
| Reinforced concrete breakwater | 5.4 m x 0.5 m ('L' shaped) | Good (20 years remaining life) | Harbour protection |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING** | **LAND USE** | **DENSITY** |
| 0 - Open Space | Sparse residential, undeveloped | Low |

| | |
|---|---|
| **TRENDS** | **PLANNED CHANGE** |
| Occasional new house along Barrows Road and Cuckholds Cove Road | None |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS** | **ACCESS** | **PARKING** |
| Harbour protection for Quidi Vidi Harbour fishermen | Poor | Not required |

| | |
|---|---|
| **HANDICAPPED SERVICES** | **PLANNED ACTIVITIES** |
| Not required | None |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES** | **GROSS INCOME** | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES** |
| $0 (1984/85) | $0 | $ | No grant paid (no federal land) |

## ADDITIONAL INFORMATION

*Breakwater seawalls were constructed in 1964.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 33

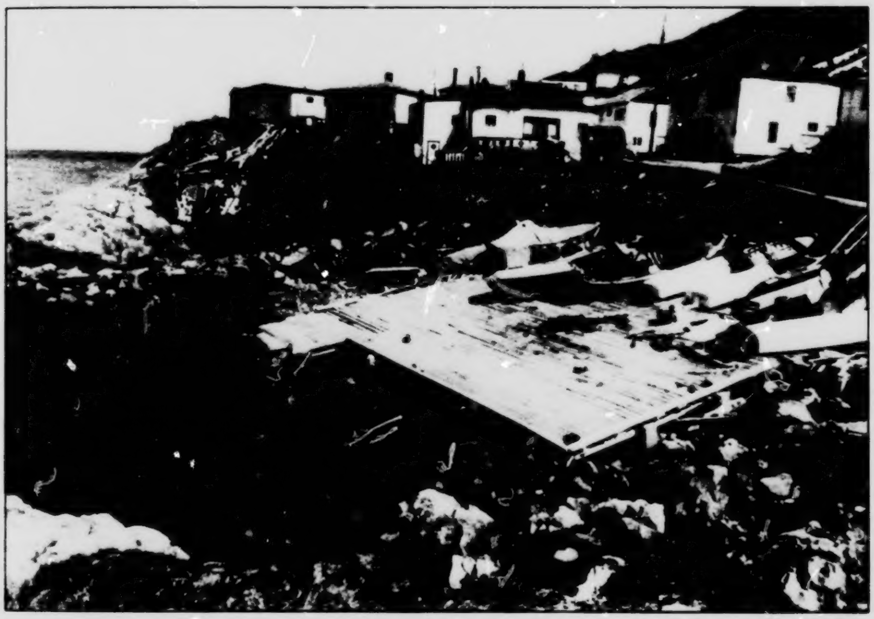
## Fort Amherst Slipway
## Cale de lancement de Fort Amherst

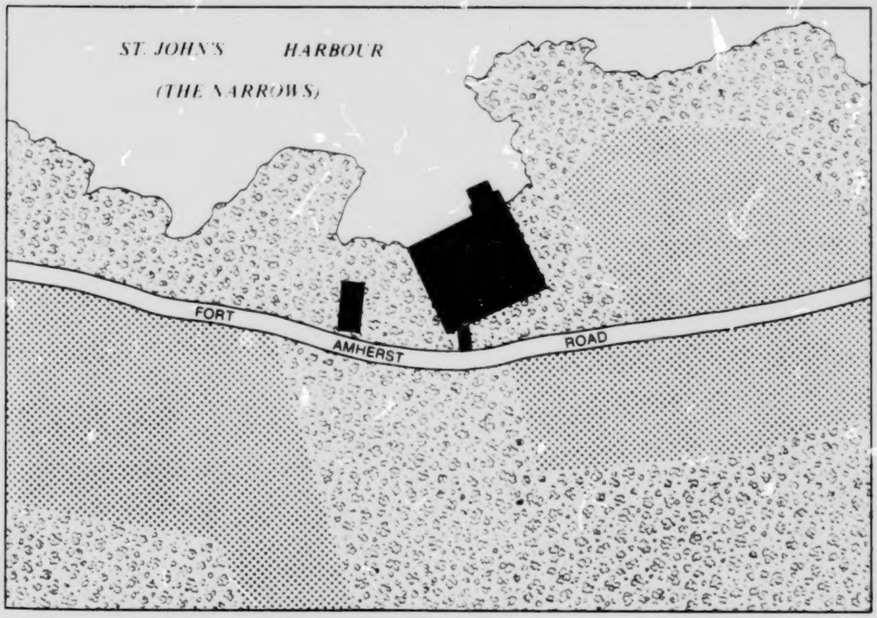
Fort Amherst Road, St. John's
Chemin Fort Amherst, St. John's

OWNER PROPRIÉTAIRE
F&O (SCH) P&O (PPB)

CRPI RIC
1001519 007 DFO1 32098

STUDY YEAR ANNÉE D'ÉTUDE
1986





SCALE ÉCHELLE 1:1250

0 13
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▨ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | □ |

(33) F&O - SCH FORT AMHERST SLIPWAY, ST. JOHN'S

## PROPERTY DESCRIPTION

### SITE

| | | | |
|---|---|---|---|
| **AREA**<br>No federal land | **DIMENSIONS**<br>- | **LEGAL DESCRIPTION**<br>- | **ACQUISITION DATE/COST**<br>- |

| | |
|---|---|
| **ZONING**<br>OR - Open Space Reserve | **PHYSICAL CHARACTERISTICS**<br>Steep grade to harbour; rugged rocky coastline |

| | |
|---|---|
| **USE**<br>Small craft slipway/haulout facility<br>- | **SERVICES AVAILABLE**<br>Electricity |

### BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 10.4 $m^2$ | - | 9.3 $m^2$(E) | N/A | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Wood frame/ wood siding | None | Fair | 5 years (including slipway) |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | F&O (local fishermen) | - | - | Boat haul-up (engine house) | 0 |

### OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Wooden deck slipway | 18.2 m x 18.2 m | Good | Boat storage |
| Launching platform | 6.0 m x 7.5 m | Good | Boat launching/haulout (attached to slipway) |

### SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>OR - Open Space Reserve | **LAND USE**<br>Strip residential, undeveloped (undevelopable coastline) | **DENSITY**<br>Low |

| | |
|---|---|
| **TRENDS**<br>Stable area | **PLANNED CHANGE**<br>None |

### OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS**<br>Small craft storage/launching facility for local fishermen | **ACCESS**<br>Good by boat, fair by road (no direct road access) | **PARKING**<br>None |

| | |
|---|---|
| **HANDICAPPED SERVICES**<br>Not required | **PLANNED ACTIVITIES**<br>None |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES**<br>$0 (1984/85) | **GROSS INCOME**<br>$0 | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES**<br>No grant paid (no federal land) |

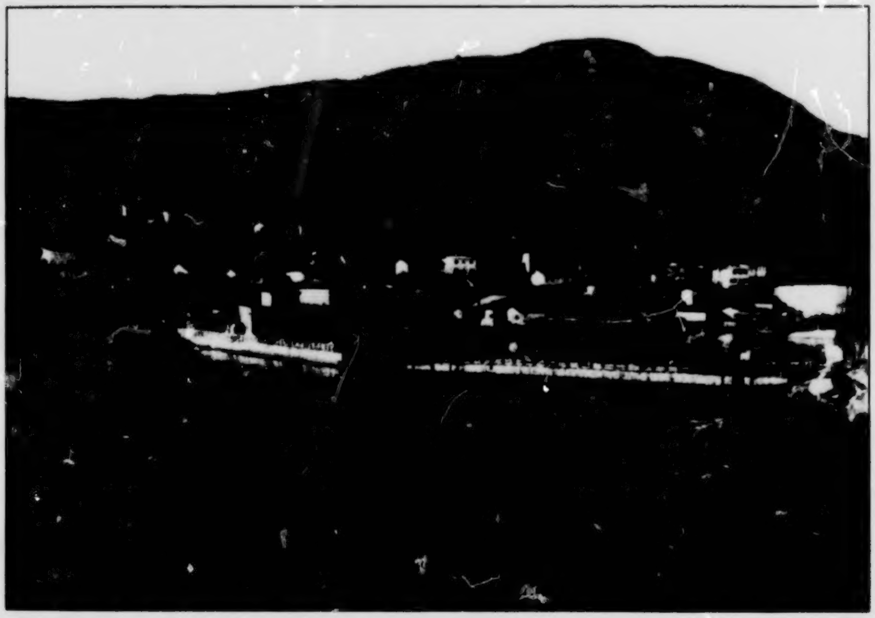
### ADDITIONAL INFORMATION

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

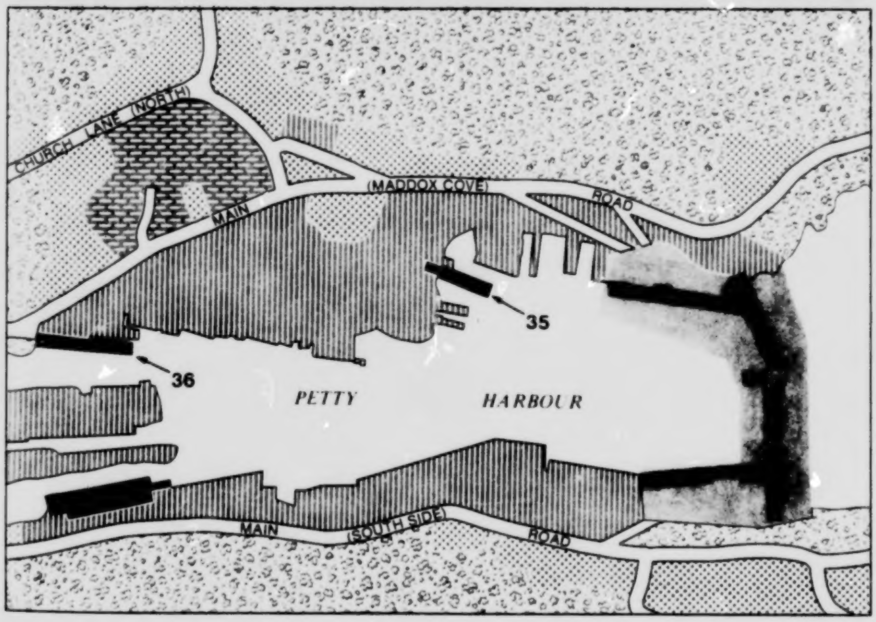
Site 34 - 37

Petty Harbour, Maddox Cove
Petty Harbour, Anse Maddox

| | |
|---|---|
| OWNER PROPRIÉTAIRE | F&O (SCH) P&O (PPB) |
| CRPI RIC | 1001551 007 DFO1 10426, 27, 28 |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |



Site 34


CHURCH LANE (NORTH)
MAIN
(MADDOX COVE)
ROAD
35
36
PETTY
HARBOUR
MAIN
(SOUTH SIDE)
ROAD

SCALE ÉCHELLE 1:4000

0 40
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▒ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | ☐ |

| SITE NUMBER | TITLE | LOCATION | CUSTODIAN | CRPI # | TENURE | SITE AREA (HA) | % WATER | STRUCTURE TYPE | STRUCTURE AREA | USE | O&M (000's) | GRANTS | OPERATIONAL STATUS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 34 | North and South Breakwater/ wharves | Main (Maddox Cove) Road and Main (Southside) Road, Petty Harbour-Maddox Cove | F&O | 1001551007DFO<br>100426 | 1 | 1.21 | 80 | B<br>W<br>B<br>W | 370<br>439<br>461<br>420 | 14% structures, 6% access/ undeveloped, 80% waterlot | * | 0 | North breakwater repair planned, no grant requested. |
| 35 | Northside Wharf | Main (Maddox Cove) Road, Petty Harbour-Maddox Cove | F&O | Not in the CRPI | 5 | - | - | W | 209 | - | * | 0 | Structure built on non-federal land, no parking; reconstruction of wharf within 5 years. |
| 36 | Gut Wharf | Main (Maddox Cove) Road, Petty Harbour-Maddox Cove | F&O | Not in the CRPI | 5 | - | - | W | 268 | - | * | 0 | Structure built on non-federal land, no parking; reconstruction of wharf within 5 years. |
| 37 | Slipway | Main (Southside) Road, Petty Harbour-Maddox Cove | F&O | Not in the CRPI | 5 | - | - | R<br>SL<br>WH | 881<br>76<br>47 | - | * | 0 | Structures built on non-federal land, no parking. |

*F&O spend an annual average of $500 on these facilities.

SL-Slipway R-Retaining Wall SW-Spray Wall M-Mast FP-Fish Plant
BR-Bridge BU-Building P-Platform ST-Storage WH-Winch House

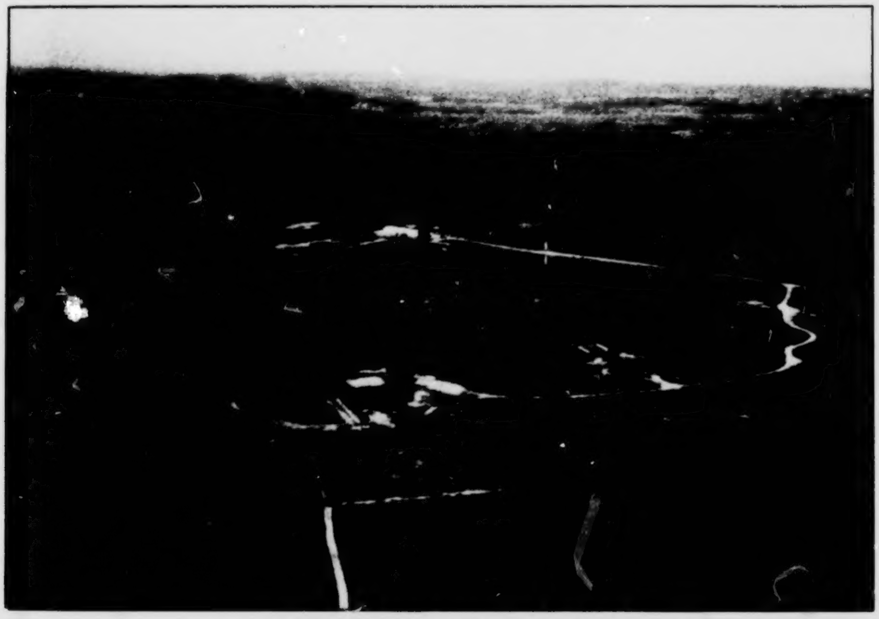
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

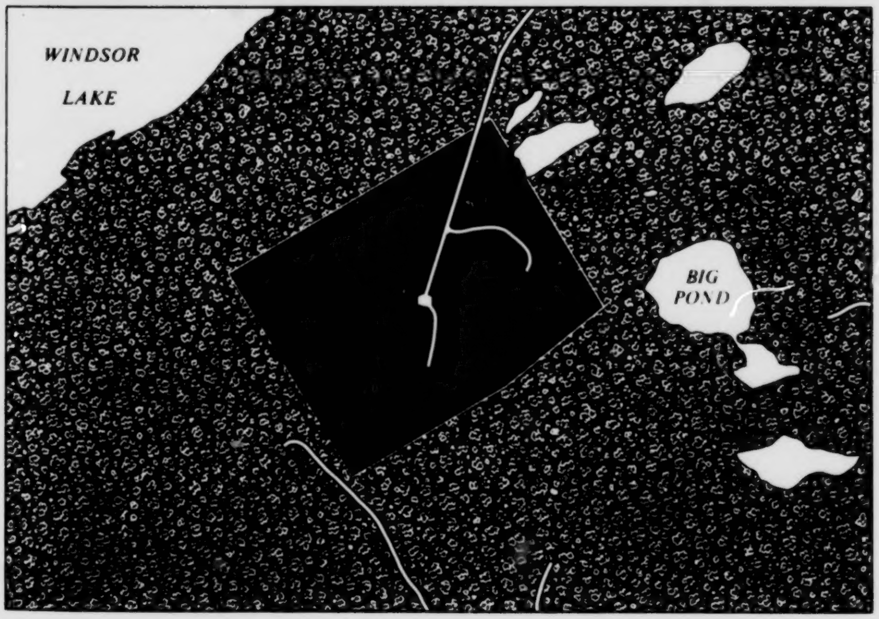
Site 38

**Parker's [illegible]**
**[illegible]**

Parker's Pond Road, St. John's
Chemin Parker's Pond, St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | ND / DN |
| CRPI RIC | 1001515 006 DND0 00348 |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |





SCALE ÉCHELLE 1:25,000

0 250
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▨ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | ☐ |

# PROPERTY DESCRIPTION (38) ND PARKERS POND TRANSMITTER, ST. JOHN'S METROPOLITAN AREA/ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 93.32 ha | N/A | N/A | 1959,1965/$8,000 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| W - Watershed (St. John's Metropolitan Area);OS - Open Space (City of St. John's) | Situated in city watershed; large hill top location; majority of site cleared, remainder wooded; some marshland |

| USE | SERVICES AVAILABLE |
|---|---|
| Multiple use transmitter site<br>1% building/access, 35% antennae fields, 64% vacant | Electricity, septic tank, well water, APU* |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 343.36 $m^2$ | - | 293.29 $m^2$ | 1958 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Steel frame/ steel siding | None | Good | 20 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | ND | - | - | Transmitter building<br>15% office, 85% operational | 12 (24 hour shift) |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| 18 antennae/towers | Various (up to 40 m) | Good | Telecommunications |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| W-Watershed, O-Open Space**; OS-Open Space*** | Undeveloped | Nil |

| TRENDS | PLANNED CHANGE |
|---|---|
| Watershed land - restricted development | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Elevated location for optimum transmission | Fair to good by road | Adequate for use |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | None |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $37,000 (1984/85) | $0 | $ | No grant paid (no grant requested) |

## ADDITIONAL INFORMATION

*APU - Auxiliary Power Unit

**St. John's Metropolitan Area

***City of St. John's

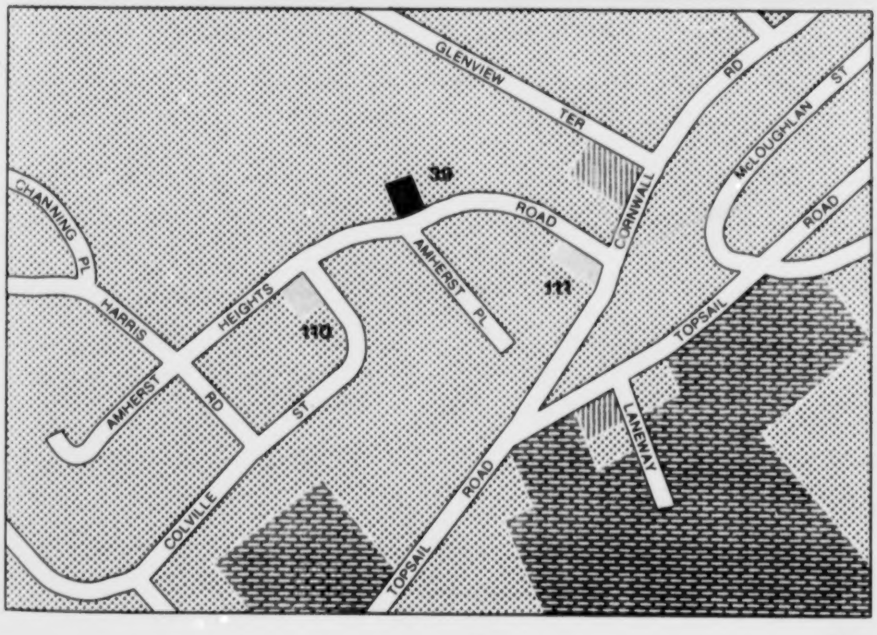
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 39

[illegible]

20 Amherst Heights, St. John's
20, Amherst Heights, St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | ND / DN |
| CRPI RIC | 1001519 007 DND0 00418 |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |


GLENVIEW
TER
RD
McLOUGHLAN
ST
39
CHANNING
PL
ROAD
CORNWALL
ROAD
AMHERST
PL
111
HARRIS
HEIGHTS
110
TOPSAIL
AMHERST
RD
ST
LANEWAY
COLVILLE
ROAD
TOPSAIL

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▨ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | ☐ |

SCALE/ECHELLE 1:4800

0 48
m

# PROPERTY DESCRIPTION

ND HQ, 20 AMHERST HEIGHTS, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 0.09 ha | Rectangular<br>(26.1 m frontage) | Lot 11-Amherst Heights Subdivision | 1955,1985/$0 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| R-1 Residential Low Density | Landscaped, gently sloping lot with steep slope at front to street level |

| USE | SERVICES AVAILABLE |
|---|---|
| Single detached residential site<br>30% building, 5% access/parking, 65% landscaped | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 plus basement | 243.8 $m^2$ | | | 1954 | None |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Wood frame/ vinyl siding | None | Fair (interior renovations required) | 25 years (following renovations) |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | ND personnel and dependents | | Monthly | Bungalow with attached garage | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Concrete retaining wall | 1.5 m x 6.7 m (E) | Good | Retaining wall along western side of driveway |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| R-1 Residential Low Density | Single family homes | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Established residential subdivision, stable neighbourhood | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Part of CFS St. John's housing requirement | Good by road | Adequate for residential use |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | None |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| Not provided by custodian | Not provided by custodian | $70-75,000(PWC)(May 1985) | $578 (1984) |

## ADDITIONAL INFORMATION

This property, originally acquired by RCMP in 1955 for $24,000 (land and building), was transferred to to ND in August 1985.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

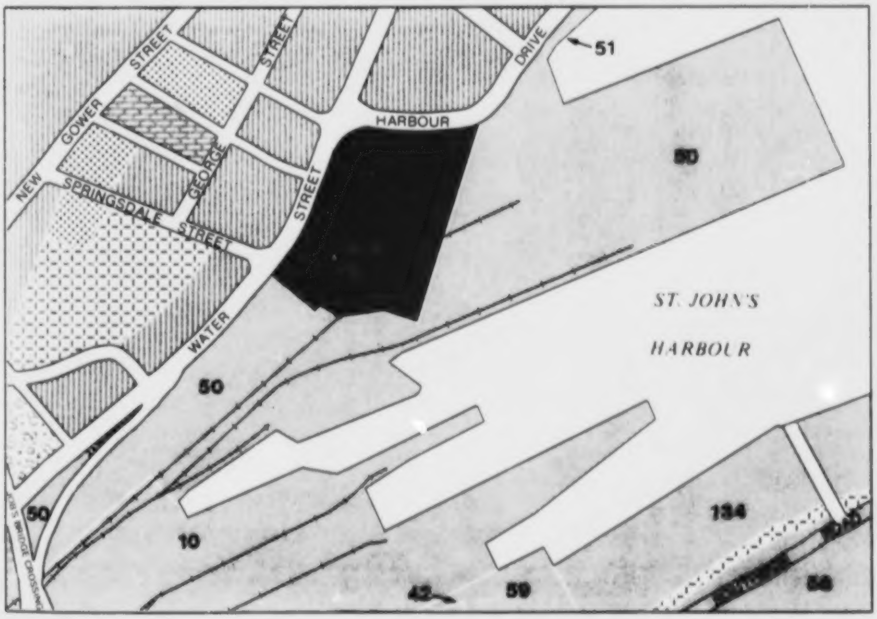
Site 40

**British Admiralty Property Site No. 5**
**Emplacement no. 5, propriété de l'amirauté britannique**

Harbour Drive Water Street, St. John's
Promenade Harbour Rue Water, St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | ND DN |
| CRPI RIC | 1001519 006 DND0 32039 |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |

photo not available / photographie non disponible



NEW GOWER STREET
STREET
GEORGE
SPRINGSDALE STREET
STREET
HARBOUR DRIVE
WATER
51
50
50
50
10
42
59
134
56
ST. JOHN'S HARBOUR

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▒ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ░ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | ☐ |

SCALE ÉCHELLE 1:4800

0 48
m

## PROPERTY DESCRIPTION

(40) ND BRITISH ADMIRALTY PROPERTY SITE NO. 5, ST. JOHN'S

### SITE

| | | | |
|---|---|---|---|
| **AREA** | **DIMENSIONS** | **LEGAL DESCRIPTION** | **ACQUISITION DATE/COST** |
| 1.07 ha * | Irregular | N/A | 1956/$259,000(E) |

| | |
|---|---|
| **ZONING** | **PHYSICAL CHARACTERISTICS** |
| CCR - Commercial Central Retail<br>IG - Industrial General | Completely developed; portion of original Site No. 5 now occupied by Harbour Drive (city arterial) |
| **USE** | **SERVICES AVAILABLE** |
| PCa Main Terminal<br>100% PCa - occupied property (Site 50) | Water, sewer, electricity |

### BUILDINGS

| **#** | **STORIES** | **GROSS AREA** | **RENTABLE AREA** | **USABLE AREA** | **CONSTRUCTION DATE** | **HERITAGE DESIGNATION** |
|---|---|---|---|---|---|---|
| 1 | 1 | 1009 $m^2$(E) | 990 $m^2$ | 990 $m^2$ | N/A | None |

| | | | | |
|---|---|---|---|---|
| | **BUILDING MATERIAL** | **MAJOR RENOVATIONS** | **OBSERVED CONDITION** | **REMAINING LIFE** |
| 1 | Structural steel/ steel cladding | None | Poor to fair | 5 years |

| | | | | | |
|---|---|---|---|---|---|
| | **OCCUPANTS** | **RENTABLE AREA** | **TERM** | **USE** | **#EMPLOYEES** |
| 1 | New Term Ltd. (terminal operators) | 990 $m^2$ | 3 years | Storage (Maintenance Garage) (PCa structure) | (see Site 50) |

### OTHER STRUCTURES

| **TYPE** | **SIZE** | **CONDITION** | **USE** |
|---|---|---|---|
| None | - | - | - |

### SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING** | **LAND USE** | **DENSITY** |
| IG-Industrial General<br>IM-Industrial Marine | Industrial, commercial, marine related | High |

| | |
|---|---|
| **TRENDS** | **PLANNED CHANGE** |
| Continual, sporadic urban renewal | Property across Harbour Drive along Water Street slated for commercial or industrial development |

### OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS** | **ACCESS** | **PARKING** |
| ND has none; PCa utilizes 100% of the site (see PCa Site 50) | Good by water, road, bus and foot | Not required by ND (see PCa Site 50) |

| | |
|---|---|
| **HANDICAPPED SERVICES** | **PLANNED ACTIVITIES** |
| Not required | Possible transfer by sale to PCa |

| **OPERATING EXPENSES** | **GROSS INCOME** | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES** |
|---|---|---|---|
| (see PCa Site 50) | (see PCa Site 50) | (see PCa Site 50) | (see PCa Site 50) |

### ADDITIONAL INFORMATION

*The original ND British Admiralty Site No. 5 (1.4690 (E) ha) was purchased from Britain by the federal government in 1956. PCa has let the site and structure to New Term Ltd. (see Site 50).

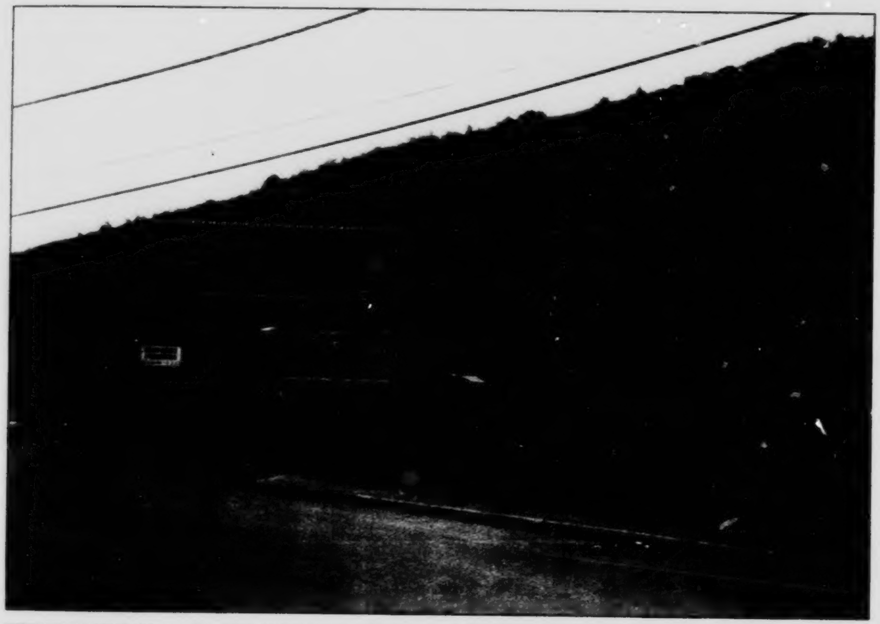
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

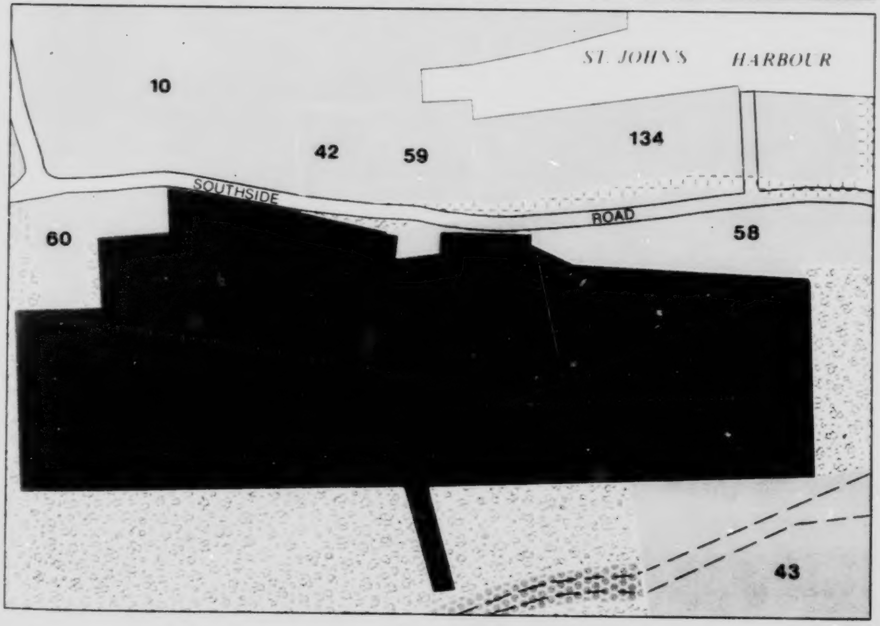
Site 41

**British Admiralty Property Site No 14**
**Emplacement no. 14, propriété de l'amirauté britannique**

Southside Road, St. John's
Chemin Southside, St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | ND DN |
| CRPI RIC | 1001519 006 DNDO 32042 |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |





SCALE ÉCHELLE 1:4800

0 48
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▨ |
| INSTITUTIONAL | INSTITUTIONNEL | ▨ |
| INDUSTRIAL | INDUSTRIEL | ▨ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▨ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▨ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | □ |

# PROPERTY DESCRIPTION (41) ND BRITISH ADMIRALTY PROPERTY SITE NO. 14, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA**<br>9.63 ha* | **DIMENSIONS**<br>Irregular | **LEGAL DESCRIPTION**<br>(Original) British Admiralty Property No. 4 | **ACQUISITION DATE/COST**<br>1956/$1,696,000(E) |

| | |
|---|---|
| **ZONING**<br>OR - Open Space Reserve | **PHYSICAL CHARACTERISTICS**<br>Steep hillside location: remains of World War II British barracks area |
| **USE**<br>Fish plant, storage bldg. & open storage(quarry area), historic park(Site 60); 13% quarry area (fish plant/storage bldg.), 1% park, 86% vacant | **SERVICES AVAILABLE**<br>Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 2 232 $m^2$ | 2 100 $m^2$ | 2 100 $m^2$ | 1965 | None |
| 1 | 1 | 1 551.2 $m^2$ | N/A | N/A | early 1970's | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Steel frame/ steel siding | None | Good | 15 years |
| 1 | Steel clad | None | Fair to poor (½ dilapidated) | 0-5 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | Canadian Saltfish Corporation | - | - | Fish plant | 20 |
| 1 | Vacant | N/A | - | Former storage building (a portion of this building is on Site 58) | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Roadway (portions) | N/A | Poor | Former access to a military barracks area during World War II |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>IG-Industrial General<br>OR-Open Space Reserve | **LAND USE**<br>ND tank farm, fish plant*, CNR syncrolift, TC Coast Guard base, municipal historic park | **DENSITY**<br>Low |

| | |
|---|---|
| **TRENDS**<br>City annexed Shea Heights (west of property) in January 1986 | **PLANNED CHANGE**<br>None at present; possible Syncrolift Phase Two (see Site 10) |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS**<br>ND has none; PCa has a requirement for the lands fronting Southside Road | **ACCESS**<br>Good by road (Southside Road area only) | **PARKING**<br>Adequate for fish plant use |

| | |
|---|---|
| **HANDICAPPED SERVICES**<br>Not required | **PLANNED ACTIVITIES**<br>Removal of dilapidated half of storage building, possible disposal to PCa or CSFC |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES**<br>$58,000(CSFC) (fish plant) | **GROSS INCOME**<br>$22,238 (PCa)(average annual land letting) | **CURRENT VALUE**<br>$550,000 (1985)(CSFC) (fish plant building only) | **GRANT IN LIEU OF TAXES**<br>Pca pays grants (see Site 58) |

## ADDITIONAL INFORMATION

*PCa have let 12 800 $m^2$ of this property to Canadian Saltfish Corporation, who own the fish building plant, for 10 years (expiry August 1993) at an average annual rate of $22,238.

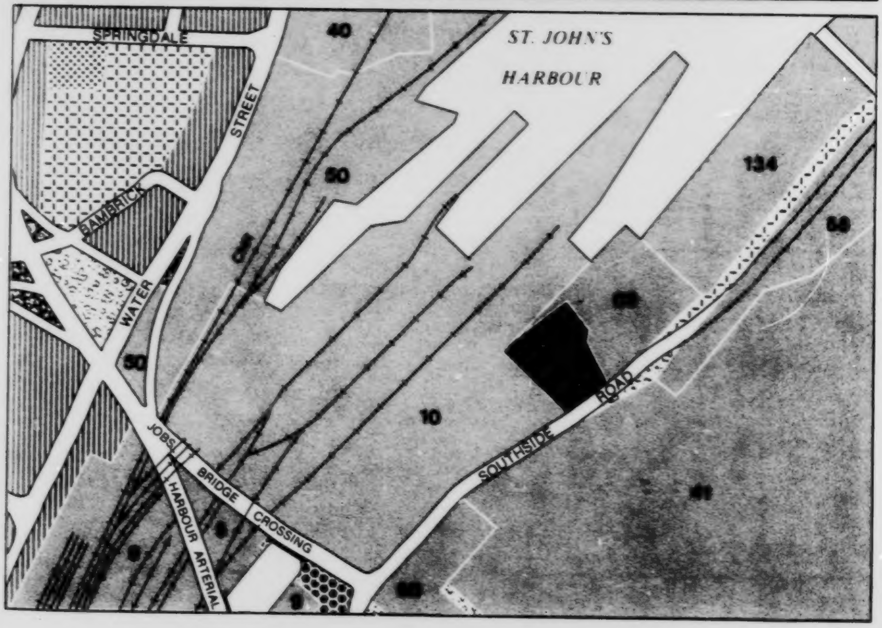
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 42

**British Admiralty Property [illegible]**
**[illegible]**

Southside Road, St. John's
Chemin Southside, St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | ND / DN |
| CRPI RIC: | 1001519 006 DND0 32041 |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |


SPRINGDALE
40
ST. JOHN'S
HARBOUR
STREET
50
134
GAMBRICK
58
WATER
50
10
ROAD
SOUTHSIDE
41
JOBS
BRIDGE
HARBOUR ARTERIAL
CROSSING
8
9
60

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▒ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ⬚ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▦ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | ☐ |

SCALE ÉCHELLE 1:4800

0 48 m

# PROPERTY DESCRIPTION (42) ND BRITISH ADMIRALTY PROPERTY SITE NO. 15, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA**<br>0.35(E) ha* | **DIMENSIONS**<br>Irregular | **LEGAL DESCRIPTION**<br>(Original) British Admiralty Property No. 3 (portion only) | **ACQUISITION DATE/COST**<br>1956/$197,000(E) |

| | |
|---|---|
| **ZONING**<br>IG - Industrial General | **PHYSICAL CHARACTERISTICS**<br>Harbourfront property; uplands-open area, waterfront-marginal wharf |
| **USE**<br>Small boat basin<br>10% wharf, 30% boat storage, 60% waterlot | **SERVICES AVAILABLE**<br>Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 0 | | | | | | |

| BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|
| | | | |

| OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|
| | | | | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Marginal wharf | (see PCa Site 59) | | |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>IG-Industrial General<br>OR-Open Space Reserve | **LAND USE**<br>CN Syncrolift, ND/PCa Small Boat Basin, wharves/decks | **DENSITY**<br>Medium |

| | |
|---|---|
| **TRENDS**<br>Stable | **PLANNED CHANGE**<br>Possible CN Syncrolift Phase Two (if market warrants) |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS**<br>None by ND - F&O require continued use of this site for boat storage as part of the Small Boat Basin | **ACCESS**<br>Good by water,<br>fair to good by road | **PARKING**<br>Adequate for present use |

| | |
|---|---|
| **HANDICAPPED SERVICES**<br>Not required | **PLANNED ACTIVITIES**<br>Possible disposal to PCa or F&O |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $0 (ND-1985)<br>$9,000(PCa-1985) | $0 (ND-1985)<br>$14,000(PCa-1985) | | PCa pays grants (see PCa Site 59) |

## ADDITIONAL INFORMATION

*Two grants - August 1962 and August 1964 - resulted in the disposal of 0.5 ha(E) of the original 1.117 ha Site 15 to Steers Limited. P.C. 1984-10/1630 transferred an additional 0.25 ha(E) of the original site to CN for Phase One of the Syncrolift project.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 43

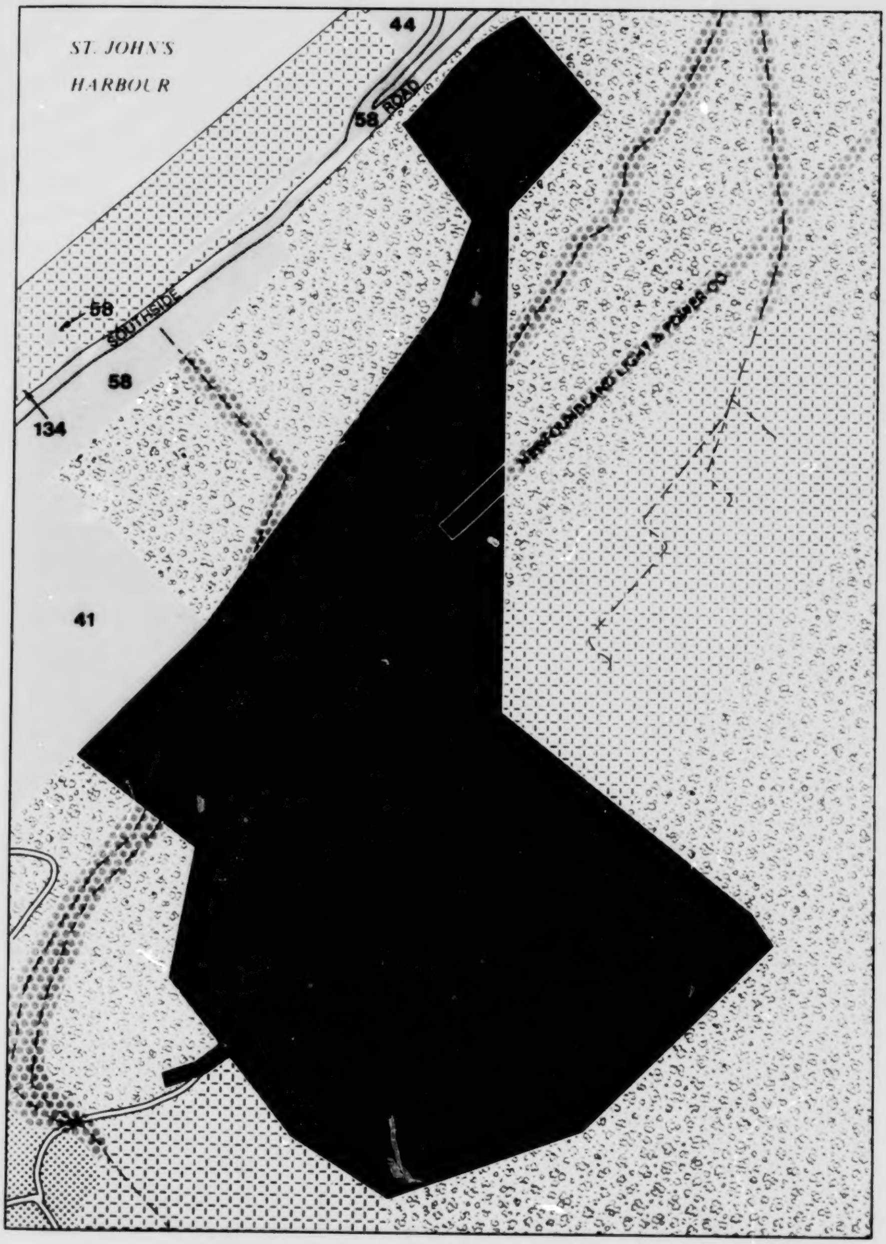
[redacted]

Southside Hills, St. John's
Southside Hills, St. John's

OWNER PROPRIÉTAIRE
ND/DN

CRPI/RIC
1001519 006 DND0 32044, 45

STUDY YEAR ANNÉE D'ÉTUDE
1986


ST. JOHN'S
HARBOUR
44
58
ROAD
58
SOUTHSIDE
58
134
41
NEWFOUNDLAND LIGHT & POWER CO

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▦ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ■ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE/ÉCHELLE 1:4800

0 48
m

# PROPERTY DESCRIPTION

**(43) ND TANK FARM AND PIPELINES (SITE 7A AND 7B), ST. JOHN'S**

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 13.23 ha* | Irregular | (Original) British Admiralty Site No. 6 Plan 1 and Plan 2 | 1956/$3,043,000(E) |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| IS-Industrial Special; OR-Open Space Reserve; IG-Industrial General | Tank farm is situated on top of Southside Hills (one tank located beside Southside Road); pipelines descend steep slope |

| USE | SERVICES AVAILABLE |
|---|---|
| Petroleum storage tank farm and pipeline<br>50% tanks/buffer, 30% pipeline corridors, 20% undevelopable | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 0 | | | | | | |

| BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|
| | | | |

| OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|
| | | | | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Steel tanks (7) | 311,200 barrels | Good | Petroleum products storage |
| Pipelines | Various | Good | Fuel transmission |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| IG-Indust.Gen.;OR-OpenSpace Reserve;IS-Indust. Special | Oil tanks, marine related, industrial, undeveloped | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Safe, buffered storage facility, storage capacity reserve of 82,000 barrels for ND use. | Fair by road | Adequate for servicing |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | None |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $0<br>(property is let) | $0<br>(provisional agreement) | $ | No grant paid<br>(lessee pays taxes) |

## ADDITIONAL INFORMATION

*The tank farm (Site 7A) portion comprises 9.6157 ha and the pipelines (Site 7B) property is 3.6099 ha. The property is subject to a 0.49 ha easement in favour of the British American Oil Company Limited.

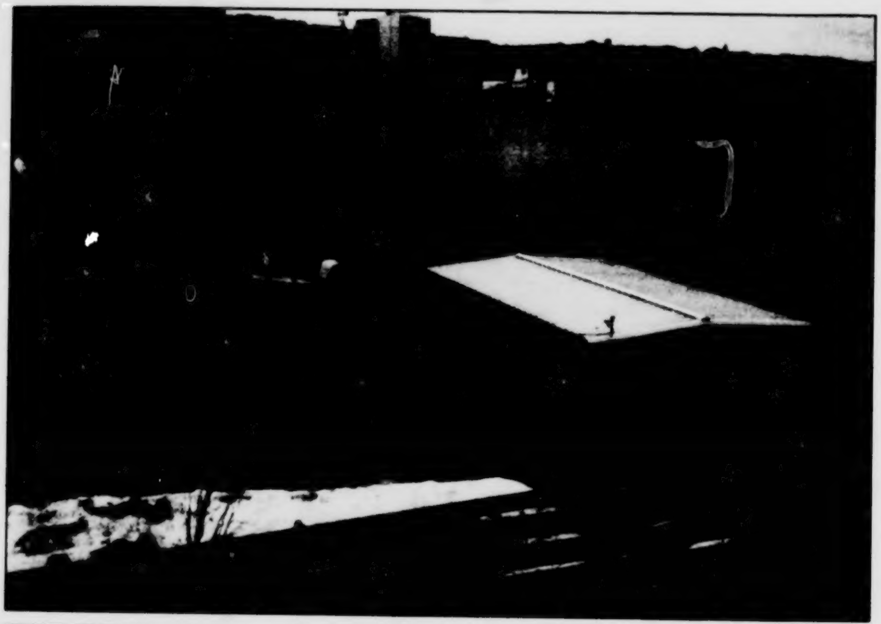
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

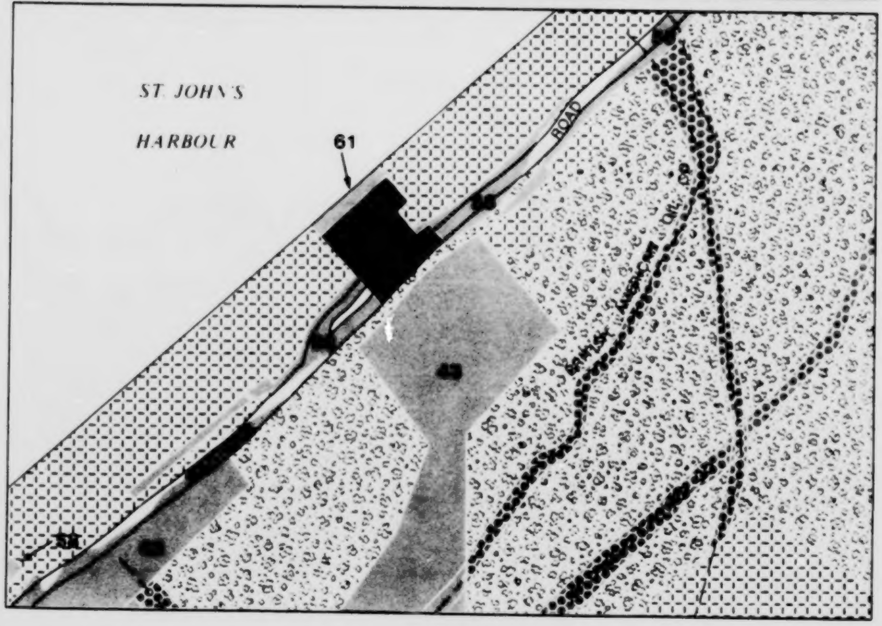
Site 44

**[illegible]**
**[illegible]**

Southside Road. St. John's
Chemin Southside. St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | ND DN |
| CRPI RIC | 1001519 006 DND0 32046 |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |





## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▨ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | ☐ |

SCALE ÉCHELLE 1:4800

0 48
m

## PROPERTY DESCRIPTION

(44)

ND PIER 26 (SITE 7C), ST. JOHN'S

### SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 0.35 ha | Irregular<br>(64.3 m frontage) | (Original) British Admiralty Property No. 6 Plan 3 | 1956/$62,000(E) |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| IG - Industrial General | Harbourfront property below road grade; paved surface; 61 m long marginal wharf |

| USE | SERVICES AVAILABLE |
|---|---|
| Storage building site/marginal wharf 3% building, 10% wharf area, 20% roadway(Southside Road), 67% parking/access | Water, sewer, electricity |

### BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 111.5 $m^2$ | - | 100 $m^2$(E) | 1985/86 | None |

|  | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Steel frame/<br>steel siding | None | Very good | 35 years |

|  | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | ND<br>(Militia) | - | - | Storage building/boathouse<br>(HMCS Cabot) | 0 |

### OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Marginal wharf | 61 m long | Fair to good | Training vessel berthing (too short for use as a berthing facility for visiting ND or foreign warships) |

### SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| IG-Industrial General<br>OR-Open Space Reserve | Marine-related, industrial, marine college | Medium |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable harbourfront area | Provincial College of Fisheries (Pier 25) is being relocated to new facilities in Pippy Park |

### OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Waterfront property for HMCS Cabot boat & gear storage; good water & road access, 122m long wharf (warship berthing) | Good by water*;<br>fair to good by road<br>(+ 8 km to HMCS Cabot) | Ample on-site space |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | None at present time; ND is considering the relocation of HMCS Cabot from Pleasantville to the north side of St. John's Harbour |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $150 (1984/85) | $0 | $ | No grant paid<br>(no grant requested) |

### ADDITIONAL INFORMATION

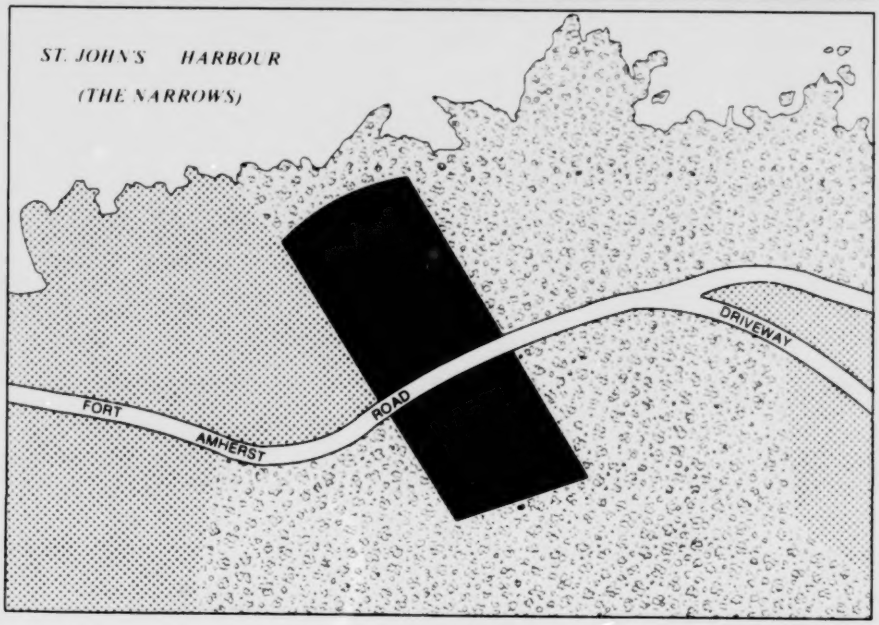
*For training vessel only.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

**Site 45**

Fort Amherst Road, St. John's
Chemin Fort Amherst, St. John's

| | |
|---|---|
| OWNER/PROPRIÉTAIRE | ND/DN |
| CRPI/RIC | Not in the CRPI/Pas dans le RIC |
| STUDY YEAR/ANNÉE D'ÉTUDE | 1986 |



SCALE/ÉCHELLE 1:1250

0 12
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▦ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▒ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

# PROPERTY DESCRIPTION

(45)

ND GUNNER'S COVE, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA** | **DIMENSIONS** | **LEGAL DESCRIPTION** | **ACQUISITION DATE/COST** |
| 0.19 ha | Rectangular | N/A | 1952/$3,250 |

| | |
|---|---|
| **ZONING** | **PHYSICAL CHARACTERISTICS** |
| OR - Open Space Reserve | Rocky shoreline; moderate slope to harbour; road bisects property; rear abuts steep rocky slope |
| **USE** | **SERVICES AVAILABLE** |
| Vacant (some storage by adjacent owner)<br>15% storage (private), 15% road, 70% vacant | None on site; electricity and water in proximity |

## BUILDINGS

| | | | | | | |
|---|---|---|---|---|---|---|
| **#** | **STORIES** | **GROSS AREA** | **RENTABLE AREA** | **USABLE AREA** | **CONSTRUCTION DATE** | **HERITAGE DESIGNATION** |
| 0 | | | | | | |

| | | | |
|---|---|---|---|
| **BUILDING MATERIAL** | **MAJOR RENOVATIONS** | **OBSERVED CONDITION** | **REMAINING LIFE** |
| | | | |

| | | | | |
|---|---|---|---|---|
| **OCCUPANTS** | **RENTABLE AREA** | **TERM** | **USE** | **#EMPLOYEES** |
| | | | | 0 |

## OTHER STRUCTURES

| | | | |
|---|---|---|---|
| **TYPE** | **SIZE** | **CONDITION** | **USE** |
| None | - | - | - |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING** | **LAND USE** | **DENSITY** |
| OR-Open Space Reserve | Residential, fishing related, undeveloped | Low |

| | |
|---|---|
| **TRENDS** | **PLANNED CHANGE** |
| Stable | F&O proposal to construct a Small Boat Basin at Prosser's Rock ($6 million) |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS** | **ACCESS** | **PARKING** |
| None | Fair by road | Not required |

| | |
|---|---|
| **HANDICAPPED SERVICES** | **PLANNED ACTIVITIES** |
| Not required | Transfer to F&O should the Small Boat Basin (Prosser's Rock) be approved for construction |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES** | **GROSS INCOME** | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES** |
| $0 | $0 | | No grant paid (no grant requested) |

## ADDITIONAL INFORMATION

*The property comprises two parcels (899 $m^2$ and 631 $m^2$) bisected by Fort Amherst Road (290 $m^2$).

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 46

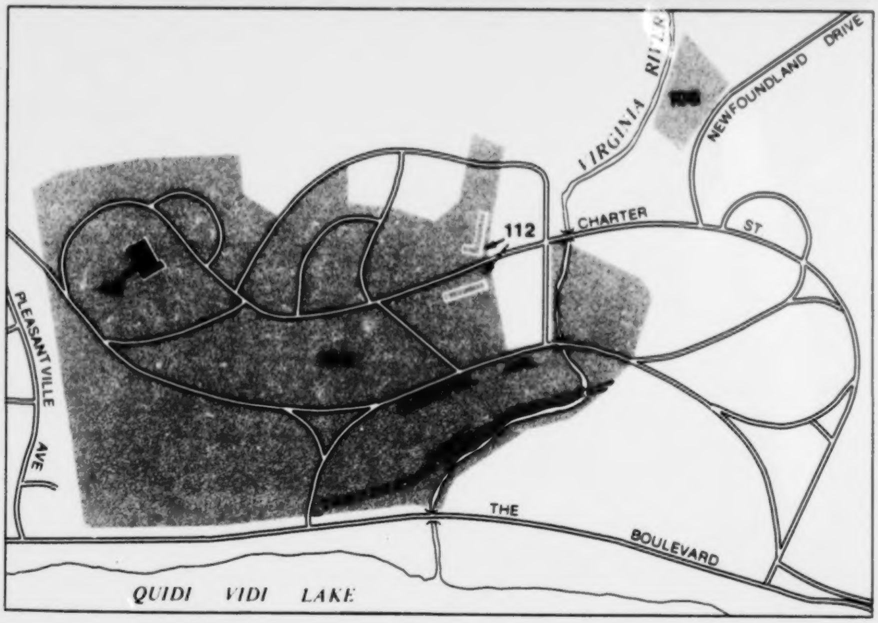
[redacted]

Pleasantville, St. John's
Pleasantville, St. John's

OWNER/PROPRIÉTAIRE
ND/DN

CRPI/RIC
1001519 006 DND0 00367

STUDY YEAR/ANNÉE D'ÉTUDE
1986


VIRGINIA RIVER
NEWFOUNDLAND DRIVE
112
CHARTER ST
PLEASANTVILLE AVE
THE BOULEVARD
QUIDI VIDI LAKE

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▨ |

SCALE/ÉCHELLE 1:10,000

0 100
m

# PROPERTY DESCRIPTION

**ND DRILL HALL, PLEASANTVILLE, ST. JOHN'S**

## SITE

| | | | |
|---|---|---|---|
| **AREA**<br>0.17 ha* | **DIMENSIONS**<br>31 m x 49 m (E) | **LEGAL DESCRIPTION**<br>N/A | **ACQUISITION DATE/COST**<br>1963/$0 |
| **ZONING**<br>INST - Institutional | | **PHYSICAL CHARACTERISTICS**<br>Level site, building surrounded by other ND-occupied buildings/parking areas | |
| **USE**<br>Drill hall/sports centre building site<br>95% building, 5% grounds/access | | | **SERVICES AVAILABLE**<br>Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 + mezzanine | 1738.7 $m^2$ | - | 1541.5 $m^2$ | 1966 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Concrete/ brick veneer | None | Good | 20 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | ND | - | - | Drill hall and gym | 2 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>INST-Institutional<br>AI-Apartments | **LAND USE**<br>PWC Pleasantville, residential | **DENSITY**<br>Medium |
| **TRENDS**<br>Stable | **PLANNED CHANGE**<br>PWC Pleasantville Redevelopment Update Study and ND CFS St. John's Facilities Development Plan may affect the surrounding land use. | |

## OPERATION

| | | | |
|---|---|---|---|
| **REQUIREMENTS**<br>Training and recreational facilities near militia/forces operational buildings | | **ACCESS**<br>Good by car, bus and foot | **PARKING**<br>None; area parking |
| **HANDICAPPED SERVICES**<br>Handicap ramp | | **PLANNED ACTIVITIES**<br>ND is formulating a St. John's Facilities Development Plan for their requirements in the Pleasantville area. | |
| **OPERATING EXPENSES**<br>$29,100 (1984/85) | **GROSS INCOME**<br>$0 | **CURRENT VALUE**<br>$448,500 (MGPV)(1984) (building only) | **GRANT IN LIEU OF TAXES**<br>$9,361 (1984) (building only) |

## ADDITIONAL INFORMATION

*The site is under the administration and control of PWC; the structure is owned by ND.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 47

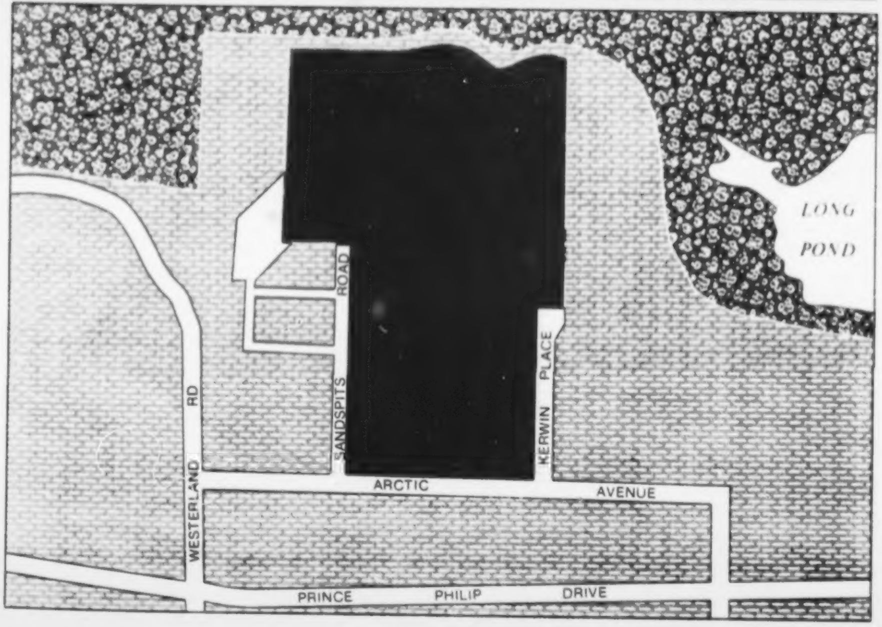
**Institute for Maritime Dynamics**
**Institut de dynamique marine**

Kerwin Place and Arctic Ave, Memorial University, St. John's
Place Kerwin et Avenue Arctic, Université Memorial, St. John's

OWNER PROPRIÉTAIRE
NRC CNRC

CRPI RIC
1001519 006 NRC0 29699

STUDY YEAR ANNÉE D'ÉTUDE
1986


LONG
POND
ROAD
SANDSPITS
KERWIN
PLACE
WESTERLAND
RD
ARCTIC
AVENUE
PRINCE
PHILIP
DRIVE
0
63
m

SCALE ÉCHELLE 1:6250

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▦ |
| INDUSTRIAL | INDUSTRIEL | ▨ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ▒ |
| AGRICULTURE | AGRICULTURE | □ |

# PROPERTY DESCRIPTION

NRC INSTITUTE FOR MARINE DYNAMICS, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA** | **DIMENSIONS** | **LEGAL DESCRIPTION** | **ACQUISITION DATE/COST** |
| 8.33 ha (plus access easement)* | Irregular | N/A | 1981, 1985/$1 per year |

| | |
|---|---|
| **ZONING** | **PHYSICAL CHARACTERISTICS** |
| C.A. Pippy Park | Large level landscaped property backing onto Pippy Park; situated on Memorial University of Newfoundland campus |
| **USE** | **SERVICES AVAILABLE** |
| Research facility site<br>30% building, 40% parking/access, 40% vacant(lawns,expansion,buffer) | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 2 | 24 914 $m^2$ | N/A | N/A | 1982 - 1985 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Concrete block/ steel and brick siding | None | Very good | 35 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | NRC | N/A | - | Office/storage/work areas | 45 |
| | NORDCO | 120 $m^2$ | Annual | Office/storage/work areas | 13 |
| | PWC | 80 $m^2$ | Monthly | Office/storage/work areas | 7 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING** | **LAND USE** | **DENSITY** |
| C.A. Pippy Park | University, open space (park) | Low |

| | |
|---|---|
| **TRENDS** | **PLANNED CHANGE** |
| Stable; university neighbourhood | None |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS** | **ACCESS** | **PARKING** |
| Large site area for specialized research facilities | Good by road (MUN campus) | 121 spaces, limited area parking |

| | |
|---|---|
| **HANDICAPPED SERVICES** | **PLANNED ACTIVITIES** |
| Entrance and office areas | Soundproofing of 12 offices |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES** | **GROSS INCOME** | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES** |
| $1,700,000 (E) (1985/86) | $0 | $38,000,000 (1985) (construction costs) | No grant paid (no grant requested) |

## ADDITIONAL INFORMATION

*The 8.33 ha site and 1.95 ha access easements are under a 99 year lease with Memorial University of Newfoundland from 01 June 1981. The site is also subject to five easements: tunnel-1756 $m^2$ and two storm sewer-451 $m^2$, 441 $m^2$ (Province); water main-1058 $m^2$ and sanitary sewer-1065 $m^2$ (City).

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 48

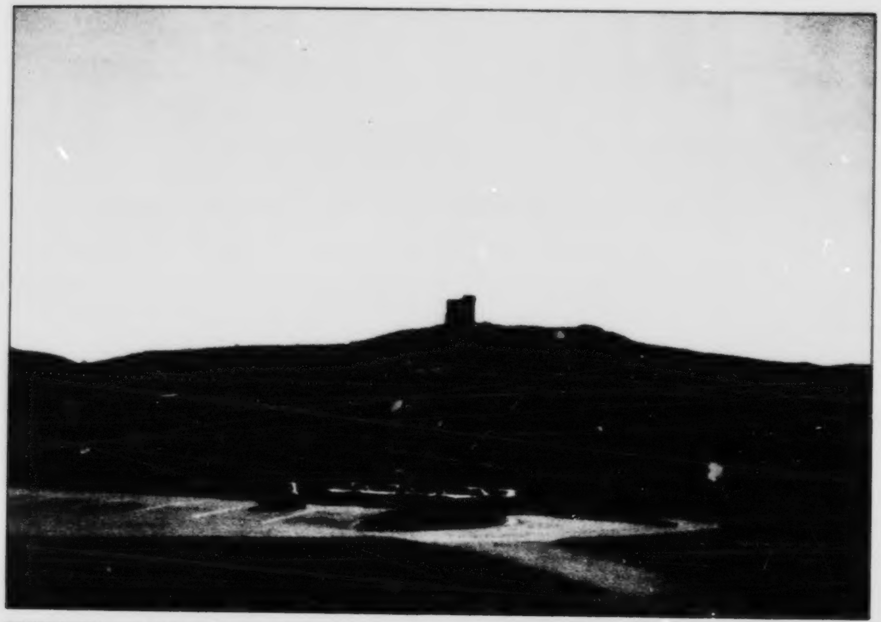
**Signal Hill National Historic Park**
**Parc historique national de Signal Hill**

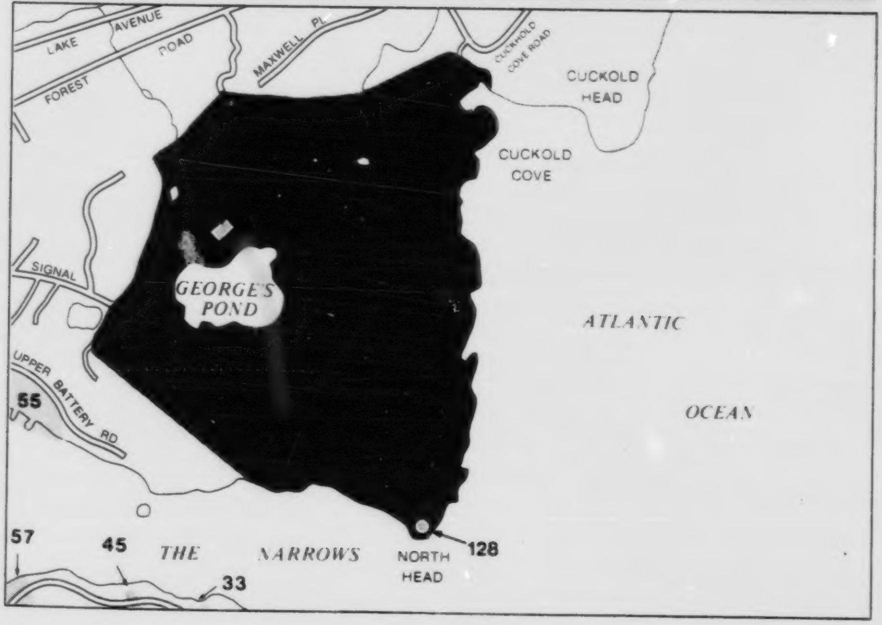
Signal Hill Road, St. John's
Chemin Signal Hill, St. John's

OWNER PROPRIÉTAIRE
Parks Parcs

CRPI RIC
1001519 006 DOE2 00394

STUDY YEAR ANNÉE D'ÉTUDE
1986




LAKE
AVENUE
FOREST
ROAD
MAXWELL PL
CUCKOLD COVE ROAD
CUCKOLD HEAD
CUCKOLD COVE
SIGNAL
GEORGE'S POND
ATLANTIC
OCEAN
UPPER BATTERY RD
55
57
45
33
THE NARROWS
NORTH HEAD
128

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▨ |

SCALE ÉCHELLE 1:20,000

0 200
m

# PROPERTY DESCRIPTION (48) PARKS, SIGNAL HILL NATIONAL HISTORIC PARK, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA**<br>98.24 ha | **DIMENSIONS**<br>Irregular | **LEGAL DESCRIPTION**<br>N/A | **ACQUISITION DATE/COST**<br>1956 / $858,000 |

| | |
|---|---|
| **ZONING**<br>O - Open Space | **PHYSICAL CHARACTERISTICS**<br>Very rugged, rocky hill top (130 m elevation) location; excellent view of St. John's Harbour; low coastal vegetation |
| **USE**<br>National historic park<br>100% national historic park | **SERVICES AVAILABLE**<br>Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| | See<br>Next<br>Page | | | | | |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| | | | | |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| | | | | | Security(4)<br>Full Time(8<br>Seasonal(8) |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| North Head Light<br>(Site 132) | 1.5 m (E) | Good | Marine navigational aid<br>(maintained by TC) |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>O-Open Space, INST-Instit.<br>R1/R3-Res.(Low/High Dens) | **LAND USE**<br>Hotel, residential, hospital | **DENSITY**<br>Low |

| | |
|---|---|
| **TRENDS**<br>Stable Area | **PLANNED CHANGE**<br>None |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS**<br>Preservation of a nationally historic area; visitor education and enjoyment | **ACCESS**<br>Fair to good by road | **PARKING**<br>Adequate for park use |

| | |
|---|---|
| **HANDICAPPED SERVICES**<br>Visitor Reception Centre and washrooms are accessible | **PLANNED ACTIVITIES**<br>Restoration of Queen's Battery (1830's barracks and small outbuildings) |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES**<br>$177,486 (1984) | **GROSS INCOME**<br>$0 | **CURRENT VALUE**<br>$8,406,900 (MGPV)(1984) | **GRANT IN LIEU OF TAXES**<br>$179,075 (1984) |

## ADDITIONAL INFORMATION

National Historic Parks are included for inventory purposes only.

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 4 | 124.6 $m^2$ | - | 93.4 $m^2$ | 1900 | Historic (City) * |
| 1 | 2 | 683.8 $m^2$ | - | 512.0 $m^2$ | 1968 | None |
| 1 | 1 | 99.4 $m^2$ | - | 99.2 $m^2$ | 1940 | None * |
| 1 | 1 | 55.3 $m^2$ | - | 51.0 $m^2$ (E) | 1969 | None |
| 1 | 1 | 88.2 $m^2$ | - | 88.0 $m^2$ | 1940 | None * |
| 1 | 1 | 9.8 $m^2$ | - | 5.0 $m^2$ (E) | mid 1800's | Historic * |
| 1 | 1 | 12.8 $m^2$ | - | 9.7 $m^2$ | 1962 | None |

* subject to FHBRO review

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | CONDITION | REMAINING ECONOMIC LIFE |
|---|---|---|---|---|
| 1 | Stone | None | Good | 50 years |
| 1 | Stone/concrete | None | Good | 25 years |
| 1 | Steel | None | Poor | 1 year |
| 1 | Concrete block | None | Very good | 20 years |
| 1 | Steel | None | Fair | 10 years |
| 1 | Stone | Required | Fair | 0 years |
| 1 | Stone | None | Good | 25 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE |
|---|---|---|---|---|
| 1 | Parks ** | - | - | Historic building (Cabot Tower) |
| 1 | Parks ** | - | - | Interpretation centre, office (Visitor Reception Centre) |
| 1 | Parks | - | - | Storage (quonset hut) |
| 1 | Parks | - | - | Water supply (pumphouse) |
| 1 | Parks | - | - | Storage (quonset hut) |
| 1 | Parks ** | - | - | Historic sturcture***(Queen's Battery Powder Magazine) |
| 1 | Parks | - | - | Storage (Cabot Tower Powder Magazine) |

*** following restoration

**Seasonal occupancy

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 49

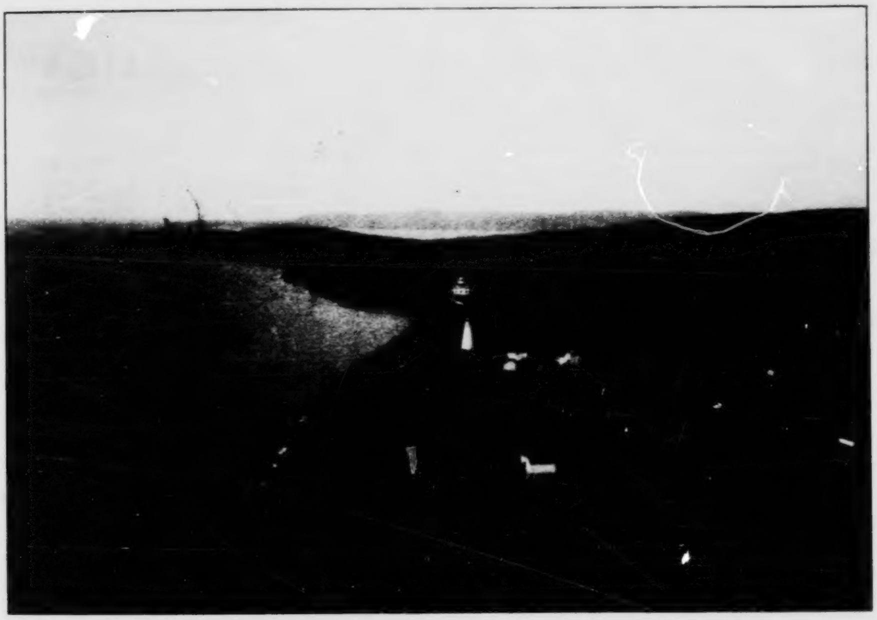
**Cape Spear National Historic Park**
**Parc historique national de Cape Spear**

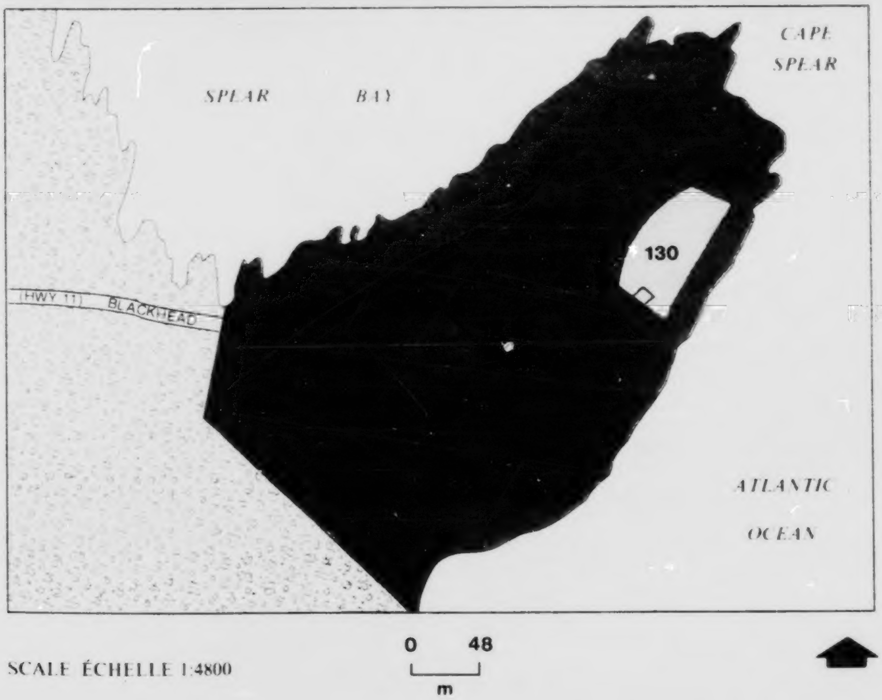
Blackhead Road (Highway 11), St. John's Metropolitan Area
Chemin Blackhead (Route 11), zone métropolitaine de St. John's

OWNER PROPRIÉTAIRE
Parks Parcs

CRPI RIC
1001515 007 DOE2 00345

STUDY YEAR ANNÉE D'ÉTUDE
1986





SCALE ÉCHELLE 1:4800

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ☐ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | ☐ |

## PROPERTY DESCRIPTION(49) PARKS, CAPE SPEAR NATIONAL HISTORIC PARK, ST. JOHN'S METROPOLITAN AREA

### SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 53.05 ha | Irregular | N/A | 1964,1972/$12,000 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| O - Recreational Open Space | Rocky terrain; coastal vegetation (lichen, grasses and low bushes) covers most of the property. |

| USE | SERVICES AVAILABLE |
|---|---|
| National historic park site<br>100% national historic park | Electricity, limited water and sewer |

### BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 2 | 148.4 $m^2$ | - | 140.1 $m^2$ | 1835 | Historic |
| 1 | 3 | 133.6 $m^2$ | - | 102.9 $m^2$ | Unknown | None |
| 1 | 1 | 140.2 $m^2$ | - | 129.5 $m^2$ | 1983 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Wood/stone | Restored (1978/83) | Good | 30 years |
| 1 | Wood/concrete | None | Fair | 40 years |
| 1 | wood/concrete | None | Very good | 10 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| | (seasonal) | | | | |
| 1 | Parks | - | - | Historic lighthouse (restored to 1839 period) | 4<br>(security) |
| 1 | Parks | - | - | Visitor centre (TC-owned) | 9 |
| 1 | Parks | - | - | Washroom building | (seasonal) |

### OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| World War II gun battery | Various (concrete bunkers) | Poor to good (stabilized) | Visitor education and enjoyment |

### SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| O-Recreational Space, Rural-Rural, C-Conservation | TC Cape Spear Light Station (Site 134), undeveloped | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable remote area | None |

### OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Preservation of a nationally historic area, visitor education and enjoyment | Good by paved road (18 km from St. John's) | Adequate for park use |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Washrooms, visitor centre and trail to most easterly point accessible by wheelchairs | None |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $85,128 (1984/85) | $0 | $169,900 (MGPV)(1984)<br>(includes Site 134) | $714 (1984)<br>(school grant only) |

### ADDITIONAL INFORMATION

Cape Spear is the most easterly point in North America. National Historic Parks are included for inventory purposes only.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 50

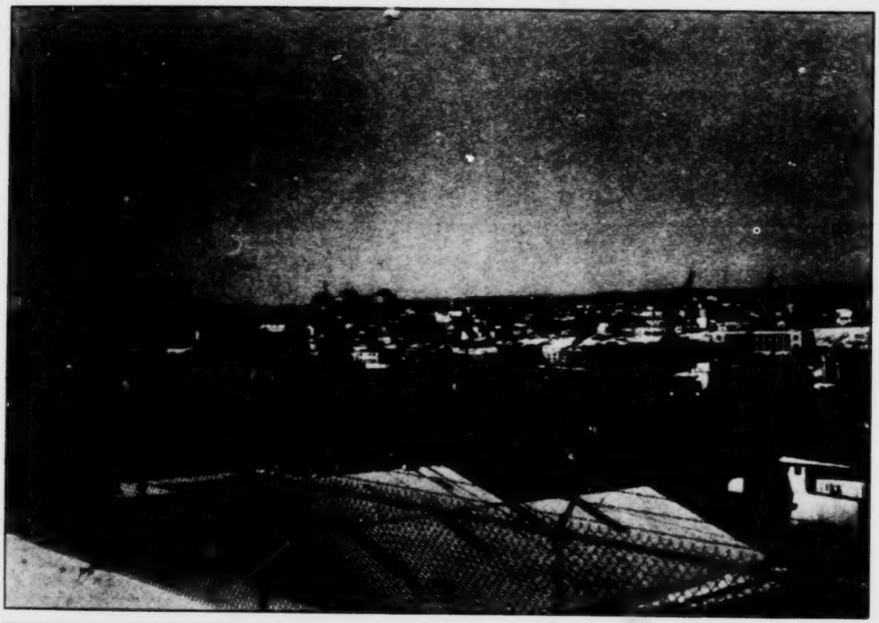
## Berths 1 to 5 — Main Terminal
## Postes de mouillage 1-5, Terminus principal

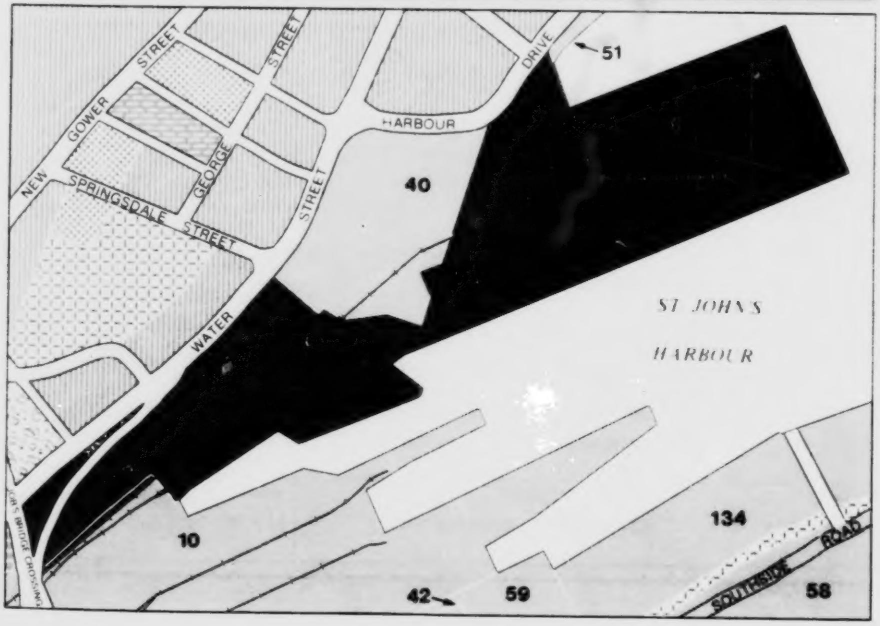
Water Street (Northside of Harbour), St. John's
Rue Water (côté nord du port), St. John's

OWNER PROPRIÉTAIRE
PCa PCa

CRPI RIC
1001519 007 PCC0 00411

STUDY YEAR ANNÉE D'ÉTUDE
1986




STREET
STREET
NEW
GOWER
GEORGE
SPRINGSDALE STREET
STREET
HARBOUR
DRIVE
51
40
WATER
ST JOHN'S
HARBOUR
10
42
59
134
58
SOUTHSIDE
ROAD
BRIDGE CROSSING

SCALE ÉCHELLE 1:4800

0 48
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ▒ |
| AGRICULTURE | AGRICULTURE | □ |

# PROPERTY DESCRIPTION

PCa BERTHS 1 TO 5, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 10.89 ha* | Irregular | N/A | 1965/$574,000<br>(Berths 1-7) |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| IG - Industrial General | Majority is asphalt and concrete pavement; large open space; 800 m wharf frontage |

| USE | SERVICES AVAILABLE |
|---|---|
| Berthing and cargo transfer facilities<br>8% buildings, 92% cargo handling area | Water, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 3650 $m^2$(E) | 3465 $m^2$ | 3465 $m^2$ | 1965 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Structural steel/ steel cladding | None | Poor to fair | 5 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | New Term Ltd.<br>(Terminal operators) | 3465 $m^2$ | 3 years | Office (257 $m^2$), storage (3208 $m^2$ - vacant) - Shed I | 50 (E) |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Wharf structures (including finger pier) | 23 750 $m^2$ | Good | Ship berthing and cargo transfer |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| IG - Industrial General<br>IM - Industrial Marine | CN Dockyard(Site10), CN Rail(Site 9), highway overpass, industrial, commer. | Medium |

| TRENDS | PLANNED CHANGE |
|---|---|
| Sporadic urban renewal and infilling | New commercial or industrial development slated for property east along Water Street across Harbour Drive |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Waterfront location with adequate water depth; large open area with good water, rail and road access | Good by water, rail and road | Limited employee; adjacent free parking area |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | Surface improvements, including removal of Shed 1 and replacement of Maintenance Garage (1986-88; $5 million) |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $230,000 (1985) | $1,341,000 (1985) | $6,275,350 (MGPV)(1984) | $17,069 (1984) |

## ADDITIONAL INFORMATION

*PCa has also assumed custodianship of Site 40 - ND British Admiralty Property Site No. 5 (1.0738 ha)

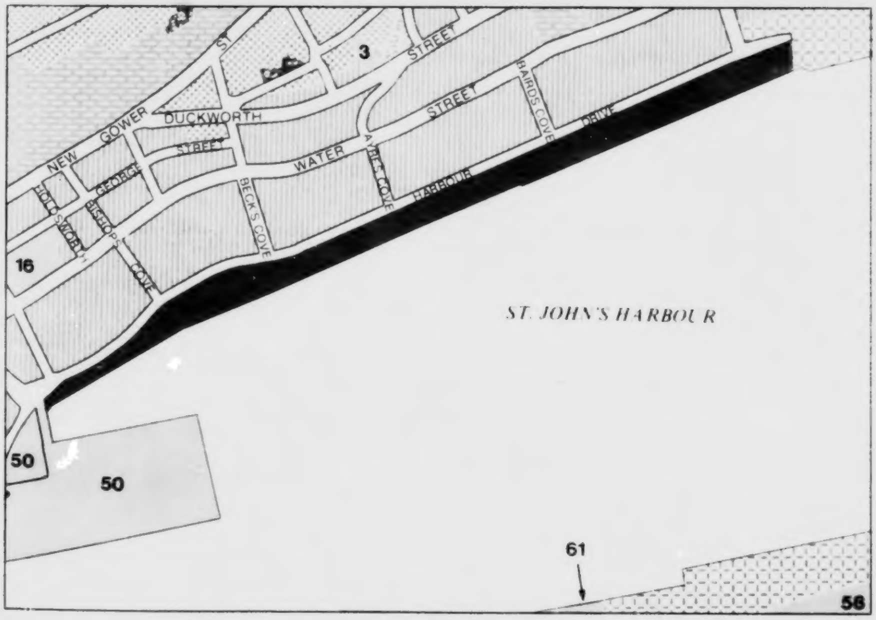
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 51

**Berths 6 to 11 (Marginal Wharf)**
**Postes de mouillage 6 à 11 (Quai longitudinal)**

Harbour Drive (North Side), St. John's
Promenade Harbour (Côté nord), St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | PCa PCa |
| CRPI RIC | 1001519 006 PCC0 00400 |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |


3
ST
STREET
BAIRDS COVE
DRIVE
NEW GOWER
DUCKWORTH
STREET
STREET
WATER
AYRES COVE
STREET
HARBOUR
GEORGE
HOLDSWORTH
BISHOPS
BECK'S COVE
COVE
16
ST. JOHN'S HARBOUR
50
50
61
56

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ░ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▒ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE ÉCHELLE 1:7500

0 75
m

# PROPERTY DESCRIPTION

PCa BERTHS 6 TO 11, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA**<br>1.50 ha | **DIMENSIONS**<br>902 m x 16.5 m (average) | **LEGAL DESCRIPTION**<br>N/A | **ACQUISITION DATE/COST**<br>1965/$205,000 (Berths 8-11) |
| **ZONING**<br>IG - Industrial General | | **PHYSICAL CHARACTERISTICS**<br>Asphalt surface over concrete deck, beams and piles; open area marginal wharf | |
| **USE**<br>Marginal wharf/wharf apron<br>6% buildings, 94% wharf/apron | | | **SERVICES AVAILABLE**<br>Water, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 790 $m^2$ | 785 $m^2$ | 785 $m^2$ | 1964 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Structural steel/ steel cladding | None | Good | 20 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | E.F. Barnes | 562 $m^2$ | 21 years | Marine mechanical repair depot | 15 (E) (total) |
| | Ozark Electric | 223 $m^2$ | 21 years | Marine electrical repair depot | |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Marginal wharf | 902 m long | Good | Berthing facilities |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>IG-Indust.Gen.; CCR-Comm. Central Retail, CCO-Comm. Central Office | **LAND USE**<br>Office buildings, shopping mall, parking lots | **DENSITY**<br>Medium to high |
| **TRENDS**<br>Stable area | **PLANNED CHANGE**<br>None | |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS**<br>Waterfront property with good access | **ACCESS**<br>Good by water and road | **PARKING**<br>32 spaces; metered street parking |
| **HANDICAPPED SERVICES**<br>Not required | **PLANNED ACTIVITIES**<br>None | |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $218,000 (1985) | $350,000 (1985) | $800,500 (PCa)(1985) | $10,007 (1984) |

## ADDITIONAL INFORMATION

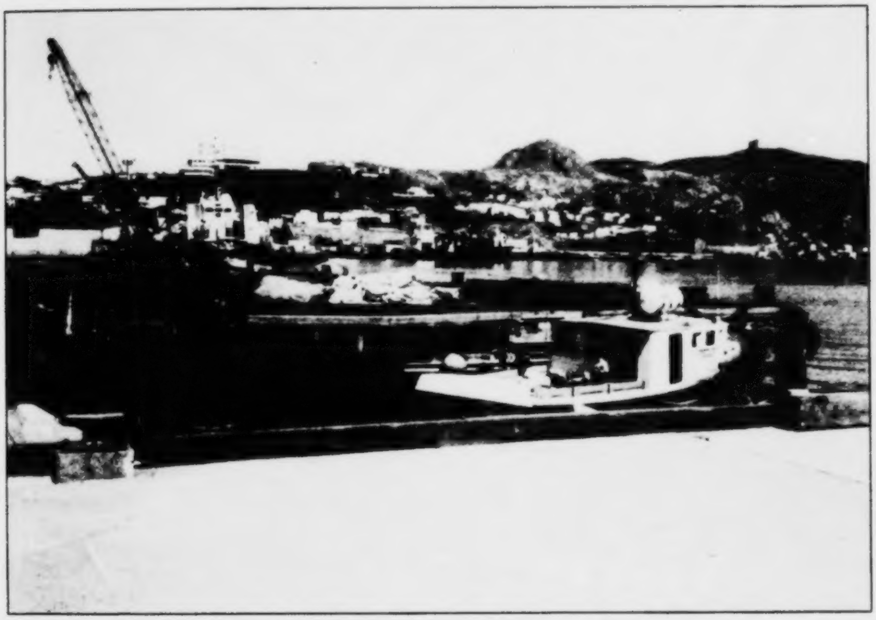
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

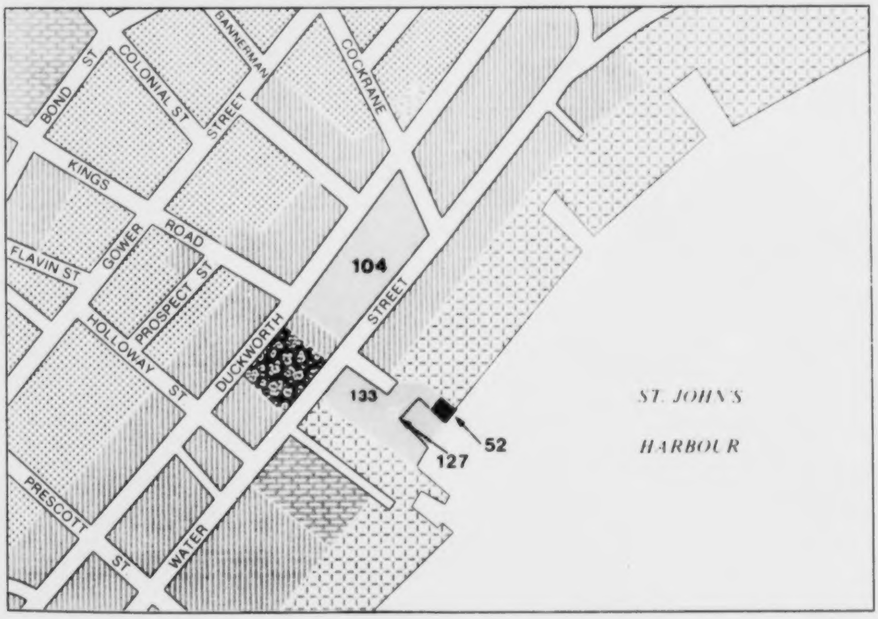
Site 52

**Filled-in Waterlot (Part of Pier 14)**
**Lot d'eau remblayé (partie de la jetée 14)**

Adjacent to Queen's Wharf, St. John's Harbour
Adjacent au quai Queen's, Port de St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | PCa PCa |
| CRPI RIC | 1001519 006 PCC0 00401 |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |





BANNERMAN
COCKRANE
BOND ST
COLONIAL ST
STREET
KINGS
ROAD
GOWER
FLAVIN ST
PROSPECT ST
HOLLOWAY
ST
DUCKWORTH
104
STREET
133
52
127
ST. JOHN'S
HARBOUR
PRESCOTT
ST.
WATER

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ⬚ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▓ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE ÉCHELLE 1:4800

0 48
m

## PROPERTY DESCRIPTION (52) PCa FILLED-IN WATERLOT, PIER 14, ST. JOHN'S

### SITE

| | | | |
|---|---|---|---|
| **AREA** | **DIMENSIONS** | **LEGAL DESCRIPTION** | **ACQUISITION DATE/COST** |
| 86 $m^2$ | 7.8 m x 11 m | N/A | 1965/$0 |

| | |
|---|---|
| **ZONING** | **PHYSICAL CHARACTERISTICS** |
| IG - Industrial General | Waterfront property; completely covered by wharf |
| **USE** | **SERVICES AVAILABLE** |
| Marginal wharf (privately built)<br>100% wharf | Electricity |

### BUILDINGS

| | | | | | | |
|---|---|---|---|---|---|---|
| **#** | **STORIES** | **GROSS AREA** | **RENTABLE AREA** | **USABLE AREA** | **CONSTRUCTION DATE** | **HERITAGE DESIGNATION** |
| 0 | | | | | | |

| | | | | |
|---|---|---|---|---|
| | **BUILDING MATERIAL** | **MAJOR RENOVATIONS** | **OBSERVED CONDITION** | **REMAINING LIFE** |
| | | | | |

| | | | | | |
|---|---|---|---|---|---|
| | **OCCUPANTS** | **RENTABLE AREA** | **TERM** | **USE** | **#EMPLOYEES** |
| | | | | | N/A |

### OTHER STRUCTURES

| | | | |
|---|---|---|---|
| **TYPE** | **SIZE** | **CONDITION** | **USE** |
| Asphalt surface marginal wharf | 86 $m^2$ | Fair to good | Berthing/storage (private company) |

### SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING** | **LAND USE** | **DENSITY** |
| IG-Industrial General<br>O-Open Space | Marine Industrial, TC King's & Queen's Wharf (Site 129) | Medium |

| | |
|---|---|
| **TRENDS** | **PLANNED CHANGE** |
| Stable area | City plans to extend Harbour Drive (would cross Site 133 and could affect this property) |

### OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS** | **ACCESS** | **PARKING** |
| Revenue producing waterfront property | Good by water and road (via TC Queen's Wharf - Site 133) | Not required |

| | |
|---|---|
| **HANDICAPPED SERVICES** | **PLANNED ACTIVITIES** |
| Not required | None |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES** | **GROSS INCOME** | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES** |
| $0 (property is let) | $567/annum | | No grant paid (property is let) |

### ADDITIONAL INFORMATION

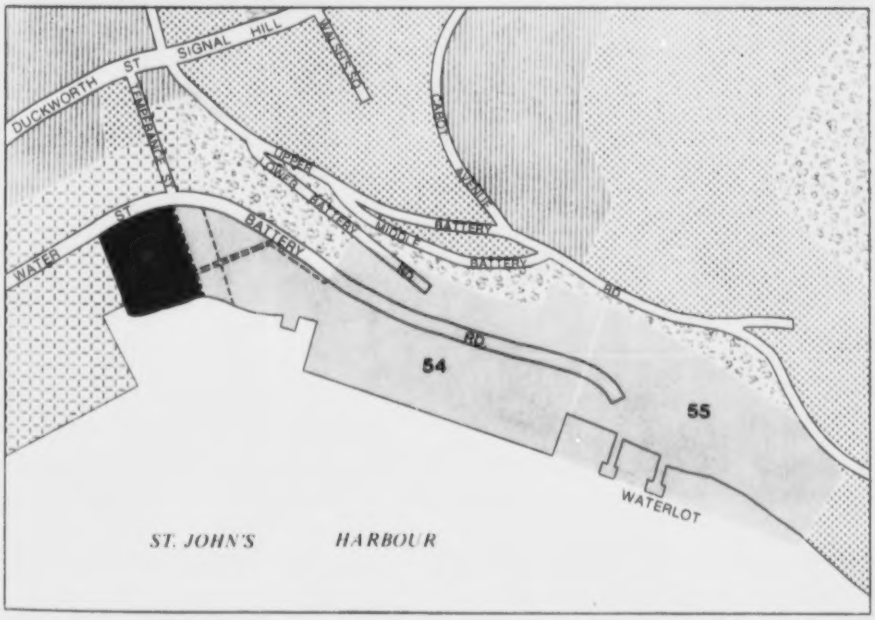
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 53

**Administration Building**
**Immeuble administratif**

3 Water Street, St. John's
3, rue Water, St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | PCa PCa |
| CRPI RIC | 1001519 007 PCC0 00412 |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |


DUCKWORTH ST
SIGNAL HILL
TEMPERANCE ST
UPPER
LOWER BATTERY
MIDDLE
BATTERY
BATTERY RD
CAVE AVENUE
WATER ST
BATTERY RD
54
55
WATERLOT
ST. JOHN'S HARBOUR

SCALE/ÉCHELLE 1:4800

0 48
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▨ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | □ |

## PROPERTY DESCRIPTION (53) PCa ADMINISTRATION BUILDING, ST. JOHN'S

### SITE

| | | | |
|---|---|---|---|
| **AREA**<br>0.26 ha | **DIMENSIONS**<br>51.6 m x 45 m (E) | **LEGAL DESCRIPTION**<br>N/A* | **ACQUISITION DATE/COST**<br>1983/$275,000 |
| **ZONING**<br>IG - Industrial General | | **PHYSICAL CHARACTERISTICS**<br>Down grade to harbour; rocky shoreline | |
| **USE**<br>Office building (with small industrial shop)<br>25% buildings, 45% parking/access, 30% landscaped/vacant | | | **SERVICES AVAILABLE**<br>Water, sewer, electricity |

### BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 4 (including basement) | 1306.6 m$^2$ | 1220.9 m$^2$ | 1140.8 m$^2$ | 1930's | None (subject to FHBRO review) |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Concrete/brick | Interior renovations (1984) | Good interior; fair exterior | 20 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | PCa | 1091.9 m$^2$ | - | Offices (Port Administration) | 18 |
| | Power Sales Ltd. | 56.5 m$^2$ | Monthly | Offices | 2 |
| | E. Godden | 72.5 m$^2$ | 5 years | Furniture refinishing shop | 1 |

### OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Concrete block shed | 10 m$^2$ (E) | Fair | Incinerator (no longer used; to be removed) |

### SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>IG-Industrial General | **LAND USE**<br>PCa Piers 17 & 18, marine industrial, warehousing | **DENSITY**<br>Medium |
| **TRENDS**<br>Stable area | **PLANNED CHANGE**<br>None | |

### OPERATION

| | | | |
|---|---|---|---|
| **REQUIREMENTS**<br>Waterfront property; office building with good road access | | **ACCESS**<br>Good by road**;<br>poor by water | **PARKING**<br>32 (E) spaces; limited street parking |
| **HANDICAPPED SERVICES**<br>None - PCa offices<br>Not required - elsewhere | | **PLANNED ACTIVITIES**<br>PCa is planning exterior renovations (date and cost unknown) | |
| **OPERATING EXPENSES**<br>$146,000 (1985) | **GROSS INCOME**<br>$8,000 (1985) | **CURRENT VALUE**<br>$327,743 (PCa)(1985) | **GRANT IN LIEU OF TAXES**<br>$9,128 (1984) |

### ADDITIONAL INFORMATION

*The property is subject to a 3.2 m wide (154 m$^2$) pipeline easement in favour of Ultramar Canada Inc.

**Road access to the property is via gates located on Site 54 - PCa Pier 17/Maggotty Cove. The gates are controlled by Seabase Ltd., who lease Site 54.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 54

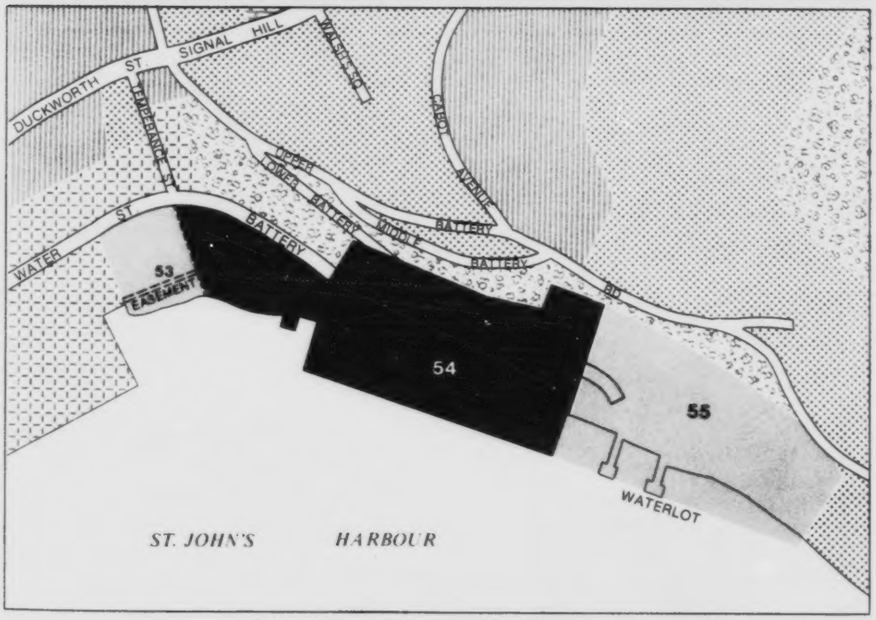
**Pier 17, Maggotty Cove**
**Jetée 17, Anse maggotty**

Water Street at Temperance Street, St. John's
Au coin des rues Water et Temperance, St. John's

OWNER PROPRIÉTAIRE
PCa PCa

CRPI RIC
1001519 006 PCC0 00402

STUDY YEAR ANNÉE D'ÉTUDE
1986


DUCKWORTH
ST
SIGNAL HILL
WALSH'S SQ
TEMPERANCE ST
CABOT AVENUE
UPPER
LOWER
BATTERY
MIDDLE
BATTERY
BATTERY
RD
WATER ST
BATTERY
53
EASEMENT
54
55
WATERLOT
ST. JOHN'S
HARBOUR
0
48
m

SCALE ÉCHELLE 1:4800

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ▒ |
| AGRICULTURE | AGRICULTURE | □ |

## PROPERTY DESCRIPTION

(54) PCa PIER 17/MAGGOTTY COVE, ST. JOHN'S

### SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 1.87 (E)* | Irregular | N/A | 1965/$191,000(Pier 17)<br>1978 (Maggotty Cove) |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| IG - Industrial General | Hillside (near portion); 183 m pier and transit shed most of developed portion |

| USE | SERVICES AVAILABLE |
|---|---|
| Open storage, warehouse/office<br>60% building/wharf area, 10% access, 30% hillside/vacant/undeveloped | Water, electricity |

### BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 (warehouse) | 3450 $m^2$ (E) | 3288.6 $m^2$ | 3288.6 $m^2$ | 1942-43 | None (subject to FHBRO review) |
| | 2 (office) | 430 $m^2$ (E) | 417 $m^2$ | 417 $m^2$ | | |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Wood frame and concrete block | Structural/Electrical (1976); sprinklers (1982); electrical (1985) | Fair | 10 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | Ultramar Canada Inc. | 705.6 $m^2$ | 10 years | Offices (67 $m^2$), storage (638.6 $m^2$) | 5(E) |
| | Seabase Ltd. | 3005 $m^2$ | 1 year | Office (350 $m^2$), storage (2650 $m^2$) | 8(E) |

### OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Asphalt surface marginal pier | 183 m long | Good (renovated 1977) | Berthing facilities |

### SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| IG-Indust.Gen.;R3-Resid.High Density;CO-Commercial Office | PCa Administration Building, PCa Pier 18, residential, hotel | Low to medium |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable area | None |

### OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Revenue - producing waterfront property with good access | Good by water and road | Limited employee parking |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | Demolition of existing building and replacement by smaller shed (1987 - $270,000) |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $84,000 (1985) | $250,000 (1985) | $1,720,900(MGPV)(1984)<br>(combined with Site 55) | $8,529 (1984)<br>(combined with Site 55) |

### ADDITIONAL INFORMATION

*The property is subject to two easements: a 861$m^2$ sewer easement in favour of Municipal Affairs and Housing & a 251$m^2$ pipeline easement in favour of Ultramar Canada Inc. This property (except the Maggotty Cove area), & Pier 18 (Site 55) was leased and partially developed by the USAF during World War II.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 55

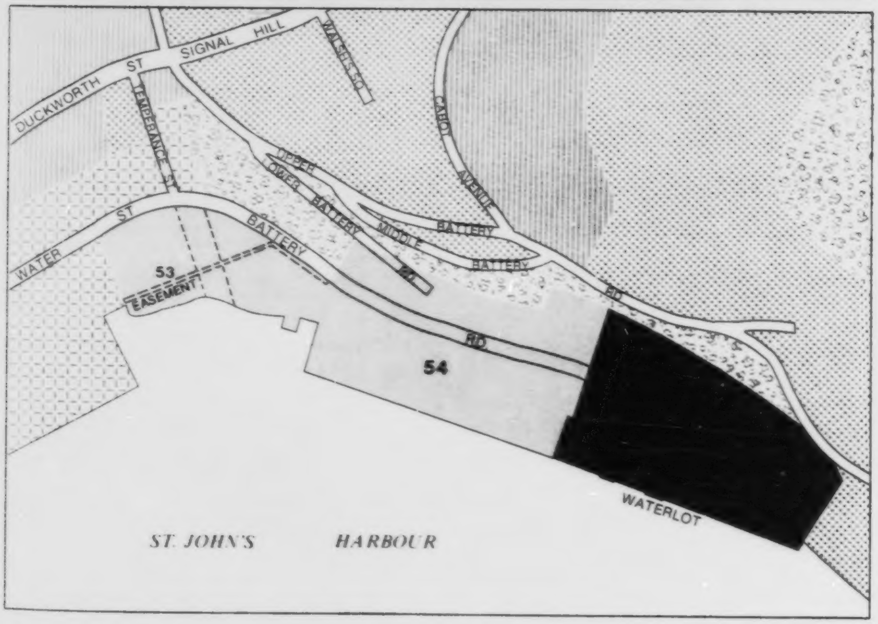
**Pier 18**
**Jetée 18**

East of Pier 17 (Water Street), St. John's
À l'est de la jetée 17 (rue Water), St. John's

OWNER PROPRIÉTAIRE
PCa PCa

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986


DUCKWORTH ST
SIGNAL HILL
WALLACE
TEMPERANCE ST
CABOT AVENUE
UPPER
LOWER BATTERY
MIDDLE BATTERY
BATTERY RD
WATER ST
53
EASEMENT
54
RD
WATERLOT
ST. JOHN'S HARBOUR

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ▒ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE ÉCHELLE 1:4800

0 48
m

# PROPERTY DESCRIPTION (55) PCa PIER 18, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
| 2.30 (E) ha | Irregular | N/A | 1965/$0 |

| | |
|---|---|
| ZONING | PHYSICAL CHARACTERISTICS |
| IG - Industrial General | Uplands - hillside (buried storage tanks); undeveloped shoreline (except dolphins); gravel covered open storage space |

| | |
|---|---|
| USE | SERVICES AVAILABLE |
| Petroleum transfer and storage facility<br>40% access storage, 30% hillside (buried tanks), 25% waterlot, 5% piers | Water, electricity |

## BUILDINGS

| | | | | | | |
|---|---|---|---|---|---|---|
| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
| 0 | | | | | | |

| | | | | |
|---|---|---|---|---|
| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
| | | | | |

| | | | | | |
|---|---|---|---|---|---|
| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
| | | | | | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Berthing dolphins (2) | 38 m long | Good | Berthing/petroleum transfer |
| Underground tanks (5) | 8500 $m^3$ total | Good | Petroleum storage |

## SURROUNDING AREA

| | | |
|---|---|---|
| ZONING | LAND USE | DENSITY |
| IG-Industrial General<br>R3-Residential High Density | Residential, PCa Pier 17, undeveloped | Low to medium |

| | |
|---|---|
| TRENDS | PLANNED CHANGE |
| Stable area | None |

## OPERATION

| | | |
|---|---|---|
| REQUIREMENTS | ACCESS | PARKING |
| Waterfront, revenue-producing property; good water/road access | Good by water and road | Limited parking |

| | |
|---|---|
| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
| Not required | None |

| | | | |
|---|---|---|---|
| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
| $41,000 (1985)<br>(includes Site 56) | $361,000 (1985)<br>(includes Site 56) | $1,720,900(MGPV)(1984)<br>(combined with Site 54) | $8,529 (1984)<br>(combined with Site 54) |

## ADDITIONAL INFORMATION

This property is connected by underground pipeline to Site 56 - PCa Pleasantville Petroleum Storage Tank Site. The original easement (2.52 ha) is shown on the property map (portions of the line may have been moved to accommodate other uses).

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 56

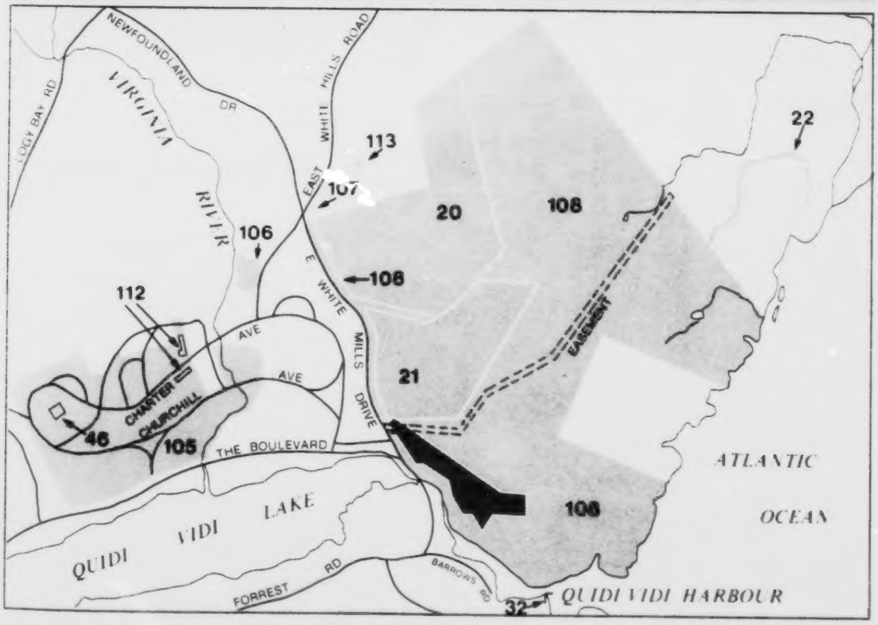
## Pleasantville Petroleum Storage Tank Site
## Emplacement des réservoirs d'essence de Pleasantville

The Boulevard, St. John's
Le Boulevard, St. John's

OWNER PROPRIÉTAIRE
PCa PCa

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986


NEWFOUNDLAND DR
LOGY BAY RD
VIRGINIA RIVER
WHITE HILLS ROAD
EAST WHITE HILLS ROAD
E WHITE MILLS DRIVE
113
107
106
20
108
22
112
EASEMENT
AVE
CHARTER AVE
CHURCHILL
21
46
105
THE BOULEVARD
ATLANTIC OCEAN
QUIDI VIDI LAKE
FORREST RD
BARROWS RD
QUIDI VIDI HARBOUR
32

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▨ |

SCALE ÉCHELLE 1:25,000

0 250
m

## PROPERTY DESCRIPTION

**(56) PCa PLEASANTVILLE PETROLEUM STORAGE TANK SITE, ST. JOHN'S**

### SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 5.12 ha * | Irregular | N/A | 1972/$0 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| R - Rural<br>O - Open Space | Southwestern portion occupied by tank area; remainder of property rugged, rock slope |

| USE | SERVICES AVAILABLE |
|---|---|
| Petroleum storage site<br>25% tank farm/access, 75% undeveloped | Electricity |

### BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 82.2 $m^2$ | 76.7 $m^2$ | 76.7 $m^2$ | 1942 (E) | None (subject to FHBRO review) |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Concrete | None | Fair | 20 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | Ultramar Canada Inc. | 76.7 $m^2$ | 10 years | Tank control building | 0 |

### OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Storage tanks (2) | 6000 $m^3$ | Good | Petroleum storage |
| Loading ramp | 17.5 $m^2$ | Fair | Not used |

### SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| R-Rural, O-Open Space, C1-Commercial Industrial | Abattoir, warehousing (Province)<br>vacant/undeveloped (PWC White Hills) | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable area | F&O plans to construct small craft facilities along the north side of Quidi Vidi Harbour (see Site 108) |

### OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Fuel storage tanks - connected by a 2.52 ha underground pipeline (POL easement) to Site 55 - PCa Pier 18; revenue-producing property | Good by road and pipeline | Adequate for service vehicles |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | None |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| (see Site 55) | (see Site 55) | $270,784 (MGPV)(1984) | $465 (1984) |

### ADDITIONAL INFORMATION

*PCa have granted to Nfld. Light and Power Co. Ltd. a 23 m wide transmission line right of way easement containing an area of 1683 $m^2$.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 57

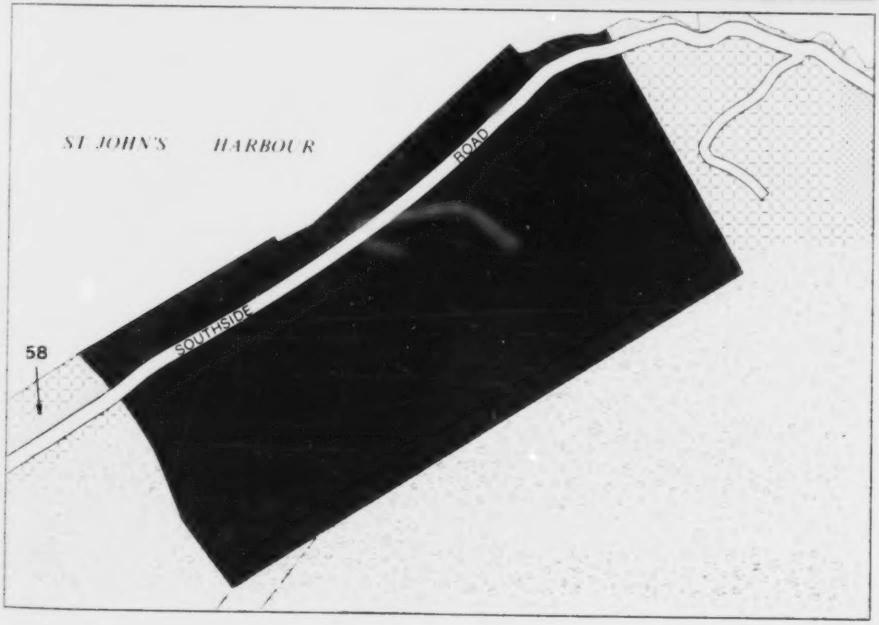
**Berths 19, 20, 21**
**Postes de mouillage 19, 20, 21**

Southside Road, St. John's
Chemin Southside, St. John's

OWNER PROPRIÉTAIRE
PCa PCa

CRPI RIC
1001519 007 PCC0 00413

STUDY YEAR ANNÉE D'ÉTUDE
1986



## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▒ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE ÉCHELLE 1:4800

0 48
m

# PROPERTY DESCRIPTION

PCa BERTHS 19, 20, 21, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 8.82 ha* | Irregular | N/A | 1965/$130,000 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| IG-Industrial General,<br>OR-Open Space Reserve | Berths located at foot of steep slope; narrow roadway (Southside Road) traverses property through a rock cut |

| USE | SERVICES AVAILABLE |
|---|---|
| Fish plant with berthing facilities<br>9% buildings, 3% wharf, 88% vacant/undeveloped | Water, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 8257.5 $m^2$ | 7844 $m^2$(E) | 7844 $m^2$(E) | 1966 | None |
| 1 | 3 | 492.4 $m^2$ | 443 $m^2$(E) | 443 $m^2$(E) | 1945 | None (subject to FHBRO review) |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Steel/metal clad | None | Good | 20 years |
| 1 | Reinforced concrete/asbestos shingles | None | Acceptable | 3-5 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | National Sea Products | - | 10 years | Fish processing plant [built by National Sea Products (lessee)] | N/A |
| 1 | National Sea Products | 443 $m^2$ | 10 years | Storage facility | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Marginal wharf | 355 m long | Fair to good | Berthing facilities |
| Storage bunkers (6) | 1530 $m^3$ each | N/A | No longer used |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| IG-Industrial General,<br>OR-Open Space Reserve | Thermal generating station marine industrial, undeveloped | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable area | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Waterfront property with good water and road access | Good by water;<br>fair by road | Limited employee parking |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | Repairs to piers as required |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $21,000 (1985) | $113,000 (1985) | $1,462,386 (MGPV)(1984) (land only) | $9,217 (1984) |

## ADDITIONAL INFORMATION

The property is subject to two easements in favour of Nfld. Light and Power Co. Ltd.: a 21 m wide (1.413 ha) powerline easement together with a 9 m wide (0.172 ha) fuelline easement that diagonally crosses the hillside portion of the site.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 58

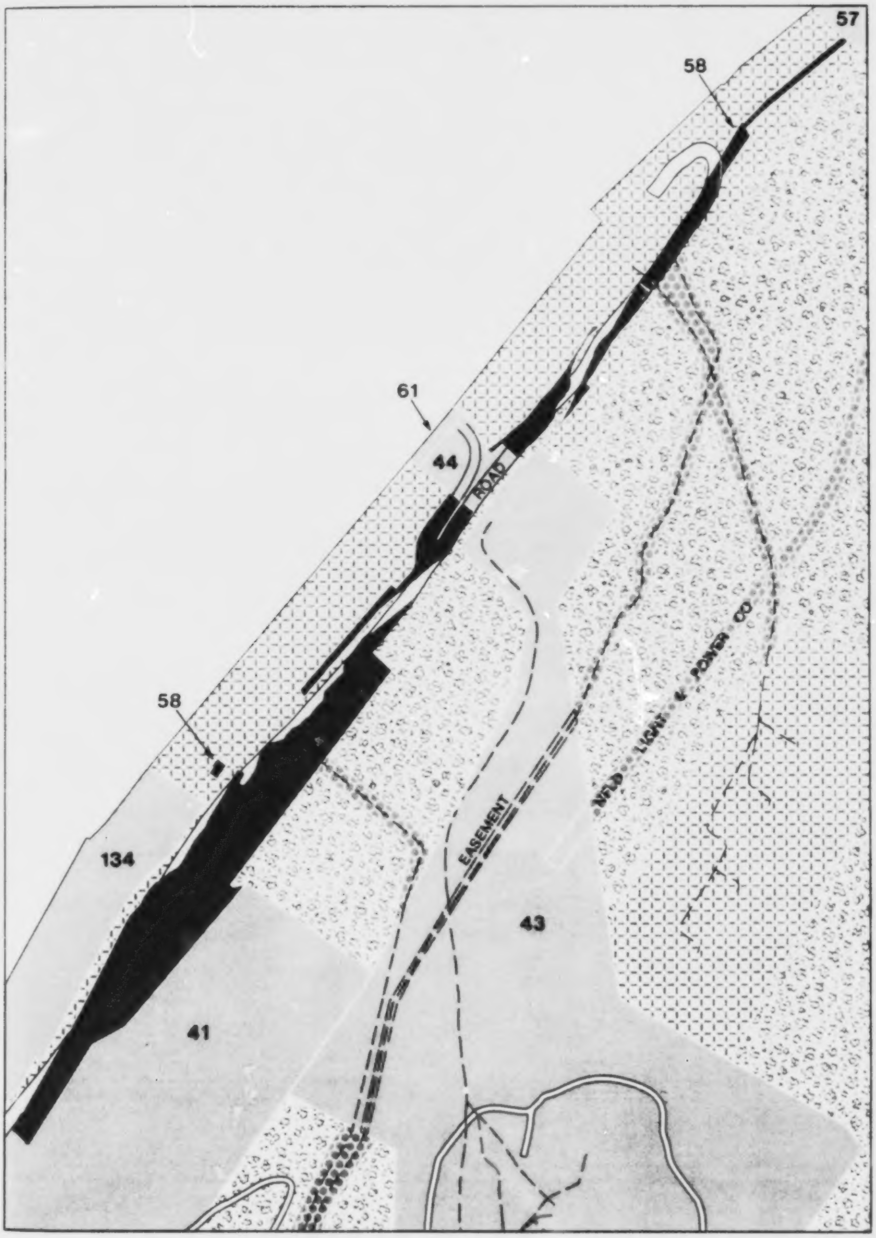
**Southside Road, Quarry Area**
**Chemin Southside/carrière**

Southside Road, St. John's
Chemin Southside, St. John's

OWNER/PROPRIÉTAIRE
PCa/PCa

CRPI/RIC
1001519 007 PCC0 00414

STUDY YEAR/ANNÉE D'ÉTUDE
1986



## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▢ |
| RESIDENTIAL | RÉSIDENTIEL | ▩ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▣ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE ÉCHELLE 1:4800

0 48
m

# PROPERTY DESCRIPTION (58) PCa SOUTHSIDE ROAD/QUARRY AREA, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA** | **DIMENSIONS** | **LEGAL DESCRIPTION** | **ACQUISITION DATE/COST** |
| 3.08 (E) ha* | Irregular | N/A | 1965/N/A |

| | |
|---|---|
| **ZONING** | **PHYSICAL CHARACTERISTICS** |
| IG-Industrial General | Quarry area abuts a steep slope (cliff); existing Southside Road meanders through PCa property |

| | |
|---|---|
| **USE** | **SERVICES AVAILABLE** |
| Portions of public roadway, quarry area (open area)<br>30% roadway, 15% quarry area, 55% roadway buffer/vacant | Water, electricity |

## BUILDINGS

| | | | | | | |
|---|---|---|---|---|---|---|
| **#** | **STORIES** | **GROSS AREA** | **RENTABLE AREA** | **USABLE AREA** | **CONSTRUCTION DATE** | **HERITAGE DESIGNATION** |
| 0** | | | | | | |

| | | | | |
|---|---|---|---|---|
| | **BUILDING MATERIAL** | **MAJOR RENOVATIONS** | **OBSERVED CONDITION** | **REMAINING LIFE** |
| | | | | |

| | | | | | |
|---|---|---|---|---|---|
| | **OCCUPANTS** | **RENTABLE AREA** | **TERM** | **USE** | **#EMPLOYEES** |
| | | | | | 0 |

## OTHER STRUCTURES

| | | | |
|---|---|---|---|
| **TYPE** | **SIZE** | **CONDITION** | **USE** |
| Asphalt surface street | 7.5 m (E) wide | Good | Public thoroughfare<br>(Southside Road) |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING** | **LAND USE** | **DENSITY** |
| IG-Industrial General,<br>OR-Open Space Reserve | TC Coast Guard Base (Site 131),<br>Industrial | Low |

| | |
|---|---|
| **TRENDS** | **PLANNED CHANGE** |
| Stable area | None |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS** | **ACCESS** | **PARKING** |
| Revenue producing harbour-related lands (quarry area), good access by road and water | Good by road,<br>fair by water (no direct access) | 40 spaces(undefined)<br>(quarry area) |

| | |
|---|---|
| **HANDICAPPED SERVICES** | **PLANNED ACTIVITIES** |
| Not required | None at present |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES** | **GROSS INCOME** | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES** |
| $0 (1985) | $0 (1985) | | No grant paid<br>(no grant requested) |

## ADDITIONAL INFORMATION

*PCa claims 16.43 ha which includes Site 41.

**A portion of the storage building located on Site 41 extends onto this property (see Site 41).

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 59

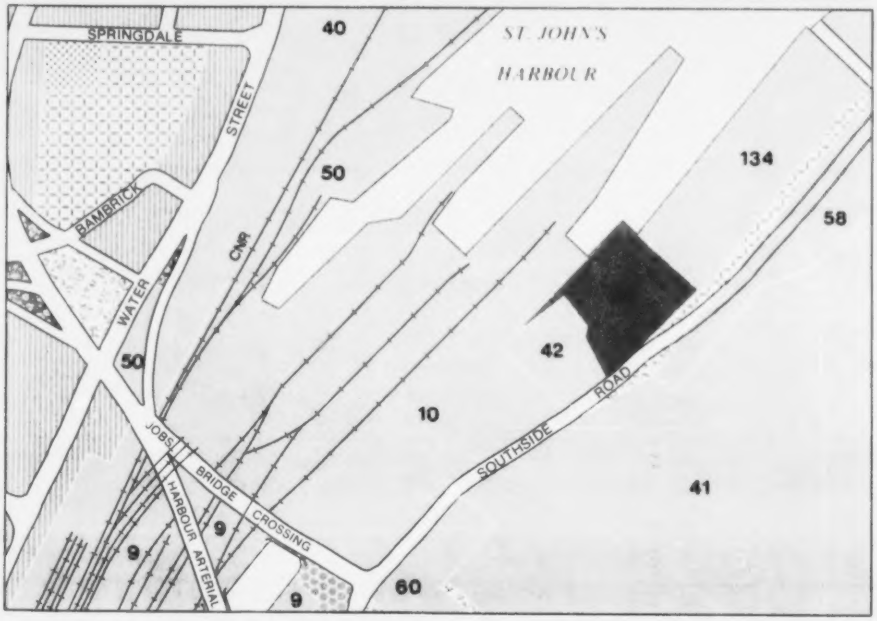
**Small Boat Basin**
**Bassin pour petits bateaux**

Southside Road, St. John's
Chemin Southside, St. John's

OWNER PROPRIÉTAIRE
PCa PCa

CRPI RIC
1001519 007 PCC0 00415

STUDY YEAR ANNÉE D'ÉTUDE
1986


SPRINGDALE
40
ST. JOHN'S
HARBOUR
STREET
50
134
BAMBRICK
58
CNR
WATER
50
42
ROAD
10
SOUTHSIDE
JOBS
BRIDGE
CROSSING
HARBOUR
ARTERIAL
41
9
9
9
60

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▒ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE ÉCHELLE 1:4800

0 48
m

# PROPERTY DESCRIPTION

(59)

PCa SMALL BOAT BASIN, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA**<br>0.53 ha* | **DIMENSIONS**<br>62.8 m x 69.6 m(E) | **LEGAL DESCRIPTION**<br>N/A | **ACQUISITION DATE/COST**<br>1965/$30,000 |
| **ZONING**<br>IG - Industrial General | | **PHYSICAL CHARACTERISTICS**<br>Level, gravel surface open area, wooden finger piers and marginal wharves | |
| **USE**<br>Small craft berthing/storage area<br>15% wharf structures, 45% storage/access, 40% waterlot | | | **SERVICES AVAILABLE**<br>Electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 0 | | | | | | |

| BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|
| | | | |

| OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|
| | | | | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Finger piers (2) | 30 m x 6 m | Fair to good | Berthing/offloading fish |
| Marginal wharves | 65(E) m long | Fair to good | Berthing |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>IG-Industrial General | **LAND USE**<br>TC Coast Guard Base, CN Syncrolift (Dockyard), Canadian Saltfish fish plant, boat storage | **DENSITY**<br>Low to medium |
| **TRENDS**<br>Stable | **PLANNED CHANGE**<br>Syncrolift Phase Two may be built within next five years | |

## OPERATION

| | | | |
|---|---|---|---|
| **REQUIREMENTS**<br>Waterfront property with good access | | **ACCESS**<br>Fair by water;<br>good by road | **PARKING**<br>Adequate for seasonal use |
| **HANDICAPPED SERVICES**<br>Not required | **PLANNED ACTIVITIES**<br>Possible use for offshore oil related activity when vacated by fishermen (relocation of Small Boat Basin to Prosser's Rock) | | |
| **OPERATING EXPENSES**<br>$9,000 (1985) | **GROSS INCOME**<br>$14,000 (1985) | **CURRENT VALUE**<br>$329,600 (MGPV)(1984)<br>(Includes Site 42) | **GRANT IN LIEU OF TAXES**<br>$6,347 (1984)<br>(Includes Site 42) |

## ADDITIONAL INFORMATION

The property is subject to a 69.6 $m^2$ right of way easement in favour of Canadian Saltfish Corporation.

*PCa/F&O are also using the 0.35 ha (E) Site 42 - ND British Admiralty Property Site No. 15 for part of the Small Boat Basin.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 60

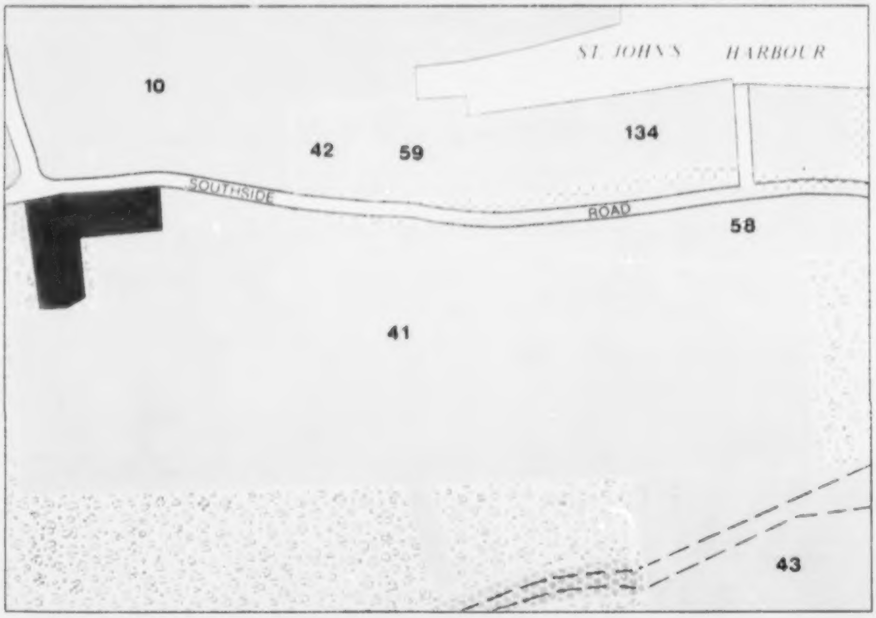
**Shawnandithit**
**Shawnandithit**

Southside Road, St. John's
Chemin Southside, St. John's

OWNER PROPRIÉTAIRE
PCa PCa

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986



SCALE ÉCHELLE 1:4800

0 48
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▨ |
| INSTITUTIONAL | INSTITUTIONNEL | ▨ |
| INDUSTRIAL | INDUSTRIEL | ▨ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▨ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▨ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | □ |

# PROPERTY DESCRIPTION

PCa SHAWNANDITHIT MONUMENT, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA** | **DIMENSIONS** | **LEGAL DESCRIPTION** | **ACQUISITION DATE/COST** |
| 0.50 ha | Irregular | N/A | 1965/N/A |

| | |
|---|---|
| **ZONING** | **PHYSICAL CHARACTERISTICS** |
| IG - Industrial General,<br>OR - Open Space Reserve | Most of the front portion landscaped with monument; remainder undeveloped hillside, grass/brush covered |

| | |
|---|---|
| **USE** | **SERVICES AVAILABLE** |
| Memorial park/undeveloped hillside<br>3% road, 35% monument/park, 62% undeveloped/hillside | Water, electricity (along Southside Road) |

## BUILDINGS

| | | | | | | |
|---|---|---|---|---|---|---|
| **#** | **STORIES** | **GROSS AREA** | **RENTABLE AREA** | **USABLE AREA** | **CONSTRUCTION DATE** | **HERITAGE DESIGNATION** |
| 0 | | | | | | |

| | | | |
|---|---|---|---|
| **BUILDING MATERIAL** | **MAJOR RENOVATIONS** | **OBSERVED CONDITION** | **REMAINING LIFE** |
| | | | |

| | | | | |
|---|---|---|---|---|
| **OCCUPANTS** | **RENTABLE AREA** | **TERM** | **USE** | **#EMPLOYEES** |
| | | | | 0 |

## OTHER STRUCTURES

| | | | |
|---|---|---|---|
| **TYPE** | **SIZE** | **CONDITION** | **USE** |
| Stone monument | 1.5 m (E) high | Good | Historic monument* |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING** | **LAND USE** | **DENSITY** |
| IG-Industrial General<br>OR - Open Space Reserve | Strip residential, fish plant, CN Dockyard, undeveloped | Low to medium |

| | |
|---|---|
| **TRENDS** | **PLANNED CHANGE** |
| Minor residential rejuvenation west of the property along Southside Road | Possible Phase Two of the CN Syncrolift project |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS** | **ACCESS** | **PARKING** |
| None | Good by road (lower portion only) | Not required |

| | |
|---|---|
| **HANDICAPPED SERVICES** | **PLANNED ACTIVITIES** |
| Not required | None |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES** | **GROSS INCOME** | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES** |
| $0 | $0 | | No grant paid (no grant requested) |

## ADDITIONAL INFORMATION

*The Shawanandithit Monument, which is located on the former site of St. Marys Church, commemorates the burial of the last member of the Beothuks, the original inhabitants of Newfoundland.

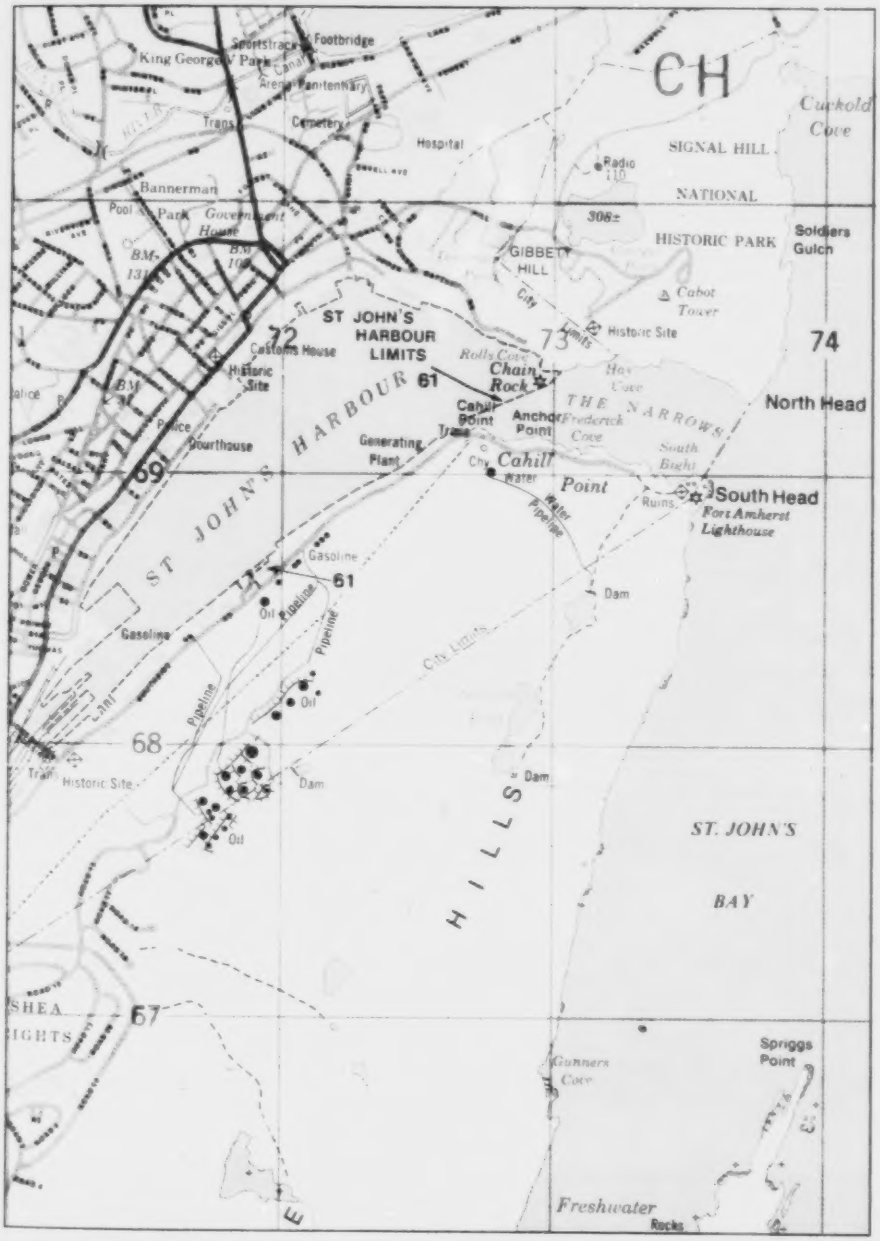
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 61

**St John's Harbour**
**Port de St. John's**

St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | PCa PCa |
| CRPI RIC | 1001519 007 PCO0 00417 |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |



Footbridge
Sportstrack
King George V Park
Canal
Arena
Penitentiary
Trans
Cemetery
Hospital
Radio 110
CH
SIGNAL HILL
NATIONAL
HISTORIC PARK
Cuckold Cove
Bannerman
Pool
Park
Government House
BM 131
BM 109
306±
GIBBET HILL
Soldiers Gulch
Cabot Tower
City Limits
Historic Site
72
73
74
ST JOHN'S HARBOUR LIMITS
Customs House
Historic Site
61
Rolls Cove
Chain Rock
Battery Cove
THE NARROWS
North Head
Police
Courthouse
HARBOUR
Cahill Point
Anchor Point
Frederick Cove
South Bight
Generating Plant
Trans
City Water
Cahill Point
Water Pipeline
69
South Head
Ruins
Fort Amherst Lighthouse
ST JOHN'S
Gasoline
61
Oil
Pipeline
Gasoline
City Limits
Dam
Oil
68
Historic Site
Dam
Dam
Oil
HILLS
ST. JOHN'S
BAY
SHEA HEIGHTS
67
Spriggs Point
Gunners Cove
Freshwater
Rocks

SCALE/ÉCHELLE 1:25,000

0 250
m

## LEGEND / LÉGENDE

| | |
|---|---|
| FEDERAL PROPERTY | PROPRIÉTÉ FÉDÉRALE ┆ ┆ |

# PROPERTY DESCRIPTION

PCa ST. JOHN'S HARBOUR, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA**<br>100.69 ha | **DIMENSIONS**<br>Irregular | **LEGAL DESCRIPTION**<br>N/A | **ACQUISITION DATE/COST**<br>1965/$0 |
| **ZONING**<br>IG - Industrial General | | **PHYSICAL CHARACTERISTICS**<br>Naturally sheltered inlet surrounded by the City of St. John's | |
| **USE**<br>Commercial harbour for various shipping use<br>100% waterlot | | | **SERVICES AVAILABLE**<br>None |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 0 | | | | | | |

| BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|
| | | | |

| OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|
| | | | | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>IG-Indust.Gen.,O-Open Space, R3-Residential High Density | **LAND USE**<br>Marine Industrial, park, residential | **DENSITY**<br>Medium |
| **TRENDS**<br>Relatively stable | **PLANNED CHANGE**<br>Sporadic infilling/redevelopment on selected harbourside and adjacent lands | |

## OPERATION

| | | | |
|---|---|---|---|
| **REQUIREMENTS**<br>Commercial shipping harbour | | **ACCESS**<br>Good by water, rail and road | **PARKING**<br>N/A |
| **HANDICAPPED SERVICES**<br>Not required | | **PLANNED ACTIVITIES**<br>None | |
| **OPERATING EXPENSES**<br>$0 | **GROSS INCOME**<br>$0* | **CURRENT VALUE**<br>Unknown | **GRANT IN LIEU OF TAXES**<br>No grant paid (non-assessed property) |

## ADDITIONAL INFORMATION

*PCa has been letting a 4290 $m^2$ waterlot outside the southern harbour limit to the Nfld. Light and Power Co. Ltd. for part of their Southside Road thermal generating station since March 1955 for $106 per annum.

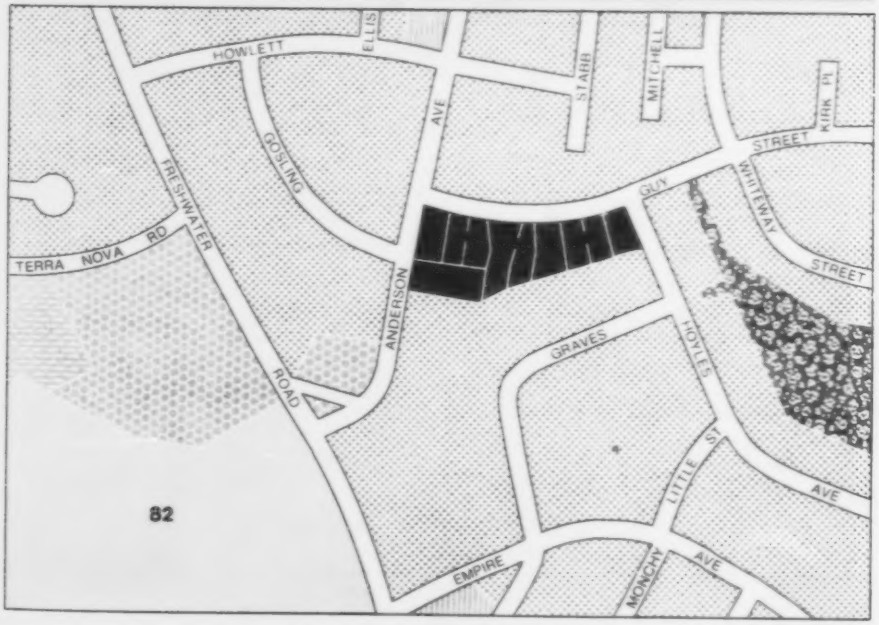
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 62-68

**Houses**
**Résidences**

Anderson Guy Streets, St. John's
Rues Anderson et Guy, St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | PWC TPC |
| CRPI RIC | Not in the CRPI Pas dans le RIC |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |


HOWLETT
ELLIS
AVE
STABB
MITCHELL
KIRK PL
STREET
GOSLING
FRESHWATER
GUY
WHITEWAY
TERRA NOVA RD
STREET
ANDERSON
HOYLES
GRAVES
ROAD
LITTLE ST
AVE
82
EMPIRE
MONCHY
AVE

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▒ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▓ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE ÉCHELLE 1:5.000

0 50
m

# PROPERTY DESCRIPTION

(62-68) PWC HOUSES, ANDERSON AVENUE/GUY STREET, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 0.60 ha* | Irregular | N/A | 1952(E)1964/$0** |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| R2 - Residential Medium Density | Small residential lots; simple landscaping; chain link fence along rear boundary |

| USE | SERVICES AVAILABLE |
|---|---|
| Residential units and lots<br>12% buildings, 15% parking/access, 73% lawns | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 10 | See next page | | | | | |

| BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|
| | | | |

| OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|
| | | | | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| R2 - Res. Medium Density<br>R1 - Res. Low Density | Residential | Medium |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable area | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| None - occupying department ND has indicated a requirement | Adequate for residential use | Adequate for residential use |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | None at present |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $6,560 (PWC)(1984/85) | $0 - PWC<br>- ND (rents)*** | $492,000(PWC)(1985)<br>Asset Valuation | $3,806 (1984) |

## ADDITIONAL INFORMATION

*The property comprises three duplexes and four single detached houses and corresponding lots.

**This property was acquired by ND in 1952(E) and subsequently transferred at no cost to PWC in 1964.

***Not provided by ND.

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1½ | 150.5 $m^2$ | 138.2 $m^2$ | 183.2 $m^2$ | 1952 | None |
| 1 | 1½ | 138.1 $m^2$ | 125.8 $m^2$ | 125.8 $m^2$ | 1952 | None |
| 1 | 2 | 357.9 $m^2$ | 2x159.0 $m^2$ | 2x159.0 $m^2$ | 1952 | None |
| 1 | 1½ | 297.5 $m^2$ | 2x132.4 $m^2$ | 2x132.4 $m^2$ | 1952 | None |
| 1 | 1½ | 150.5 $m^2$ | 130.4 $m^2$ | 130.4 $m^2$ | 1952 | None |
| 1 | 1½ | 297.5 $m^2$ | 2x132.4 $m^2$ | 2x132.4 $m^2$ | 1952 | None |
| 1 | 1 | 138.1 $m^2$ | 125.8 $m^2$ | 125.8 $m^2$ | 1952 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | CONDITION | (Value*) | REMAINING ECONOMIC LIFE |
|---|---|---|---|---|---|
| 1 | (All) | (All) | Good | ($48,000) | (All) |
| 1 | Wood frame, | Aluminum siding | Good | ($48,000) | 19 years |
| 1 | aluminum siding, | (1977) | Good | ($110,000) | |
| 1 | full basement | | Good | ($95,000) | |
| 1 | | | Good | ($48,000) | |
| 1 | | | Good | ($95,000) | |
| 1 | | | Good | ($48,000) | |

*PWC Asset Valuation (1985)

| # | OCCUPANTS | RENTABLE AREA | TERM | USE |
|---|---|---|---|---|
| 1 | (All) | 183.2 $m^2$ | MOU | Single MQ (26 Anderson) 752 (E) $m^2$ lot |
| 1 | ND | 125.8 $m^2$ | MOU | Single MQ (71 Guy) 780 (E) $m^2$ lot |
| 1 | personnel | 2x159.0 $m^2$ | MOU | Duplex MQ (67-79 Guy) 1414 (E) $m^2$ lot |
| 1 | and | 2x132.4 $m^2$ | MOU | Duplex MQ (63-65 Guy) 1536 (E) $m^2$ lot |
| 1 | dependents | 130.4 $m^2$ | MOU | Single MQ (61 Guy) 712 (E) $m^2$ lot |
| 1 | | 2x132.4 $m^2$ | MOU | Duplex MQ (57-59 Guy) 1046 (E) $m^2$ lot |
| 1 | | 125.8 $m^2$ | MOU | Single MQ (55 Guy) 646 (E) $m^2$ lot |

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 69

**Married Quarters**
**Logements familiaux**

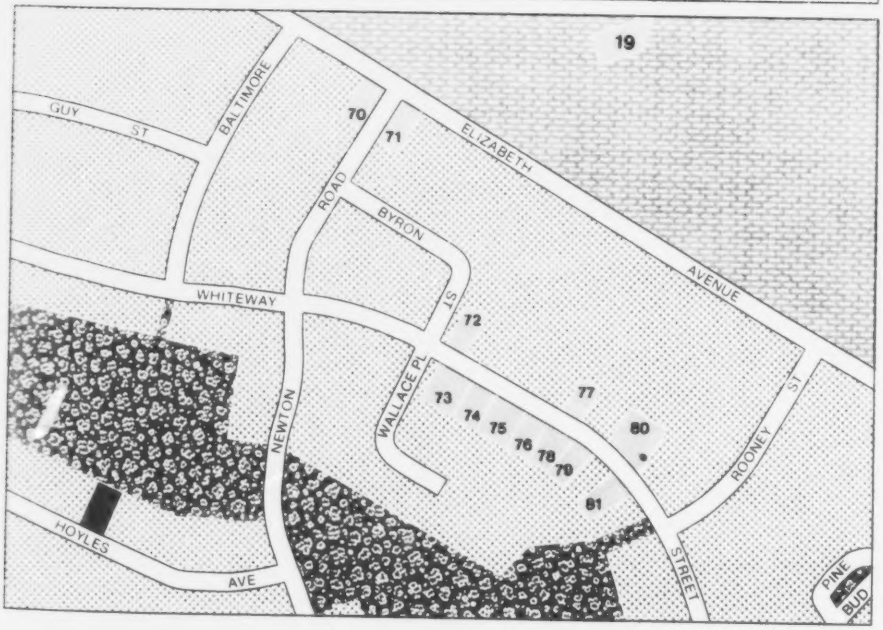
Hoyles Ave
Avenue Hoyles

OWNER PROPRIÉTAIRE
PWC TPC

CRPI RIC
1001519 006 DPW0 00407

STUDY YEAR ANNÉE D'ÉTUDE
1986

photo not available/photographie non disponible


19
GUY ST
BALTIMORE
70
71
ELIZABETH AVENUE
ROAD
BYRON ST
72
WHITEWAY
NEWTON
WALLACE PL
73
74
75
76
78
79
77
80
81
ROONEY ST
STREET
HOYLES AVE
PINE BUD

SCALE ÉCHELLE 1:5,000

0 50
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ☐ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▨ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | ☐ |

# PROPERTY DESCRIPTION (69) PWC HQ, 16 HOYLES AVENUE, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 0.05 ha | 15.8 m x 31.4 m | N/A | 1969/(lease) |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| R2 - Residential Medium Density | Level, landscaped site; backs onto a greenbelt open space) |

| USE | SERVICES AVAILABLE |
|---|---|
| Residential dwelling site<br>N/A | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 2+B | 116.1 $m^2$ | 92.9 $m^2$ | 92.9 $m^2$ | 1969 | None |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Wood frame/ wood siding | None | Good | N/A |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | ND personnel and dependents | 92.9 $m^2$ | Monthly | Married quarters (semi-detached) | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| R2-Residential Medium Density, O-Open Space | Residential, open space (greenbelt) | Low to medium |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable area | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| None (PWC); part of CFS St. John's housing requirement (ND) | Adequate for residential use | Adequate for residential use |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | PWC is planning to transfer the lease administration to ND which has occupied the unit since 1969 |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| N/A | $1860-PWC(annual from ND)<br>$ -ND (rent) | N/A | No grant paid (leased property) |

## ADDITIONAL INFORMATION

This housing unit has been under lease by PWC from the St. John's Housing Authority on a month to month basis since November 1969. ND occupies the dwelling under a Memorandum of Understanding signed in 1977.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 70 - 71

**Houses**
**Résidences**

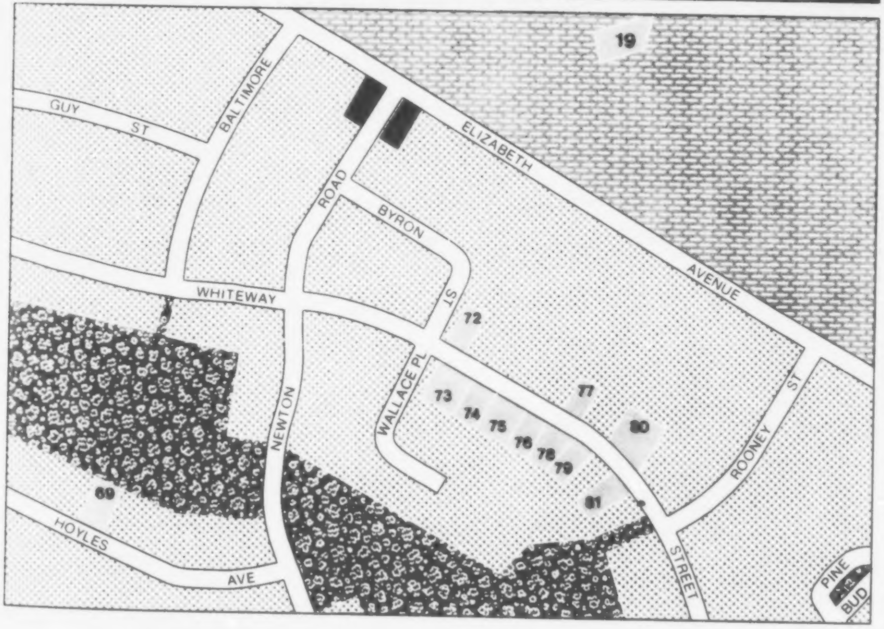
257 and 253 Elizabeth Avenue, St. John's
253 et 257, avenue Elizabeth, St. John's

OWNER PROPRIÉTAIRE
PWC TPC

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986

Site 70


19
GUY ST
BALTIMORE
ELIZABETH AVENUE
ROAD
BYRON ST
WHITEWAY
72
WALLACE PL
73
74
75
76
78
79
77
80
81
NEWTON
ROONEY ST
STREET
69
HOYLES AVE
PINE BUD

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▨ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ▒ |
| AGRICULTURE | AGRICULTURE | ☐ |

SCALE ÉCHELLE 1:5,000

0 50
m

# PROPERTY DESCRIPTION (70-71) PWC HOUSES, ELIZABETH AVENUE, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA** | **DIMENSIONS** | **LEGAL DESCRIPTION** | **ACQUISITION DATE/COST** |
| 0.10 ha* | 30 m x 17 m(E) (257)<br>16.7 m x 30.5 m (253) | Lot 34, Lot 69 Churchill Park<br>City of St. John's | 1965/$0 |

| | |
|---|---|
| **ZONING** | **PHYSICAL CHARACTERISTICS** |
| R1 - Residential Low Density | Two corner properties; hedged perimeter with maturing deciduous trees and shrubbery |
| **USE** | **SERVICES AVAILABLE** |
| Residential housing units and lots<br>25% buildings, 15% access/parking, 60% landscaped lots | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 2 | 252.1 $m^2$ | 225.0 $m^2$ | 225.0 $m^2$ | 1952 | None |
| 1 | 2 | 252.1 $m^2$ | 225.0 $m^2$ | 225.0 $m^2$ | 1952 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | (Value) | REMAINING LIFE |
|---|---|---|---|---|---|
| 1 | (Both) | Vinyl siding | Good | ($65,000) | 19 years |
| 1 | Wood frame, vinyl siding, full basement | (1977) | Good | ($65,000) | 19 years |
| | | | (see CURRENT VALUE) | | |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | (Both) | 252.1 $m^2$ | MOU | Single MQ - 502 $m^2$ lot<br>(Site 70-257 Elizabeth) | 0 |
| 1 | ND and dependents | 225.0 $m^2$ | MOU | Single MQ - 511 $m^2$ lot<br>(Site 71-253 Elizabeth) | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING** | **LAND USE** | **DENSITY** |
| R1 - Resident. Low Density<br>- C.A. Pippy Park | Single family residential, university (Memorial) | Low to medium |

| | |
|---|---|
| **TRENDS** | **PLANNED CHANGE** |
| Generally stable; occasional infilling on university campus | None at present |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS** | **ACCESS** | **PARKING** |
| None - occupying department (ND) has indicated a requirement | Adequate for residential use | Adequate for residential use |

| | |
|---|---|
| **HANDICAPPED SERVICES** | **PLANNED ACTIVITIES** |
| Not required | None |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES** | **GROSS INCOME** | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES** |
| $N/A (ND)<br>$2,156 (PWC)(1984/85) | $0 - PWC<br>N/A - ND (rents) | $130,000(PWC Asset Valuation) (1985) | $1,343 (1984) |

## ADDITIONAL INFORMATION

*These two housing units and lots were transferred to the federal and provincial governments by the U.S. government in 1961. They subsequently became federal property in 1965 and were placed under the administration of PWC.

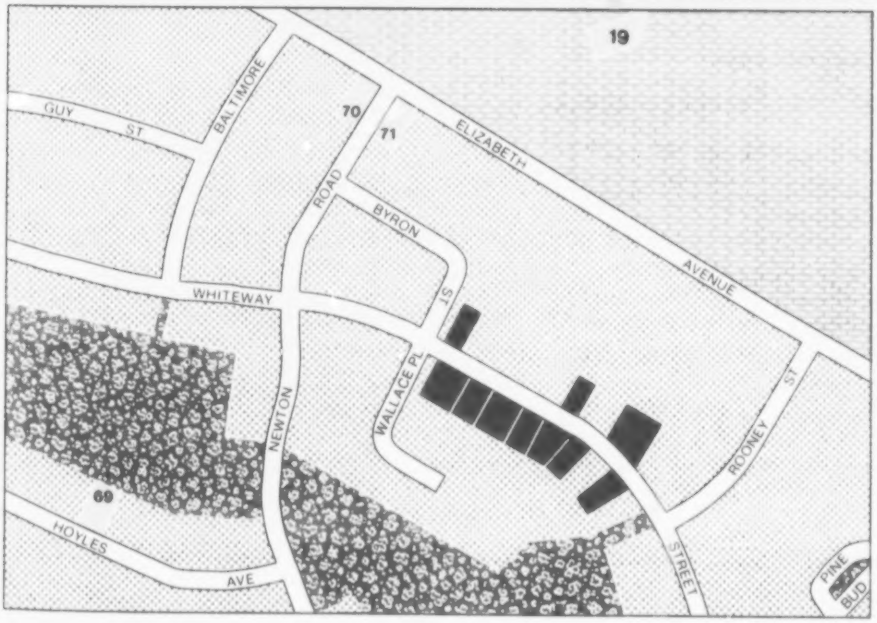
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 72-81

**Houses**
**Résidences**

50, 45-47, 43, 39-41, 37, 36, 35, 33, 30-32, 29 Whiteway Street, St. John's
29, 30-32, 33, 35-37, 39-43, 45-47, 50, rue Whiteway, St. John's

| | |
|---|---|
| OWNER / PROPRIÉTAIRE | PWC / TPC |
| CRPI / RIC | Not in the CRPI / Pas dans le RIC |
| STUDY YEAR / ANNÉE D'ÉTUDE | 1986 |


19
70
71
69
GUY ST
BALTIMORE
ELIZABETH AVENUE
ROAD
BYRON ST
WHITEWAY
WALLACE PL
NEWTON
ROONEY ST
STREET
HOYLES AVE
PINE BUD

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ▒ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▒ |
| INDUSTRIAL | INDUSTRIEL | ▒ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▒ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ▒ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE ÉCHELLE 1:5,000

0 50
m

# PROPERTY DESCRIPTION (72-81) PWC HOUSES, WHITEWAY STREET, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 0.67 ha* | Irregular | N/A | 1952(E),1964($0**) |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| R1 - Residential Low Density | Small residential lots; simple landscaping; chain link fences enclose rear yards |

| USE | SERVICES AVAILABLE |
|---|---|
| Residential housing units and lots<br>12% buildings, 15% parking/access, 73% lawns | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 13 | See next page | | | | | |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| | | | | |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| | | | | | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| R1 - Resident. Low Density<br>O-Open Space | Residential, park | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable area | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| None (PWC); occupying department (ND) has indicated a requirement | Adequate for residential use | Adequate for residential use |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | None |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $N/A (ND)<br>$9,372 (PWC)(1984/85) | $0 - PWC | $676,000(PWC Asset Valuation) (1985) | $5,213 (1984) |

## ADDITIONAL INFORMATION

*The property comprises three duplexes and seven single detached houses and corresponding lots.

**These residential properties were acquired by ND in 1952(E) and subsequently transferred at no cost to PWC in 1964.

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1½ | 150.5 m$^2$ | 130.4 m$^2$ | 130.4 m$^2$ | 1952 | None |
| 1 | 2 | 423.5 m$^2$ | 2x202.9 m$^2$ | 2x202.9 m$^2$ | 1952 | None |
| 1 | 1½ | 150.5 m$^2$ | 130.7 m$^2$ | 130.7 m$^2$ | 1952 | None |
| 1 | 2 | 318.0 m$^2$ | 2x159.0 m$^2$ | 2x159.0 m$^2$ | 1952 | None |
| 1 | 1½ | 150.5 m$^2$ | 130.7 m$^2$ | 130.7 m$^2$ | 1952 | None |
| 1 | 1½ | 150.5 m$^2$ | 130.7 m$^2$ | 130.7 m$^2$ | 1952 | None |
| 1 | 2 | 178.9 m$^2$ | 159.0 m$^2$ | 159.0 m$^2$ | 1952 | None |
| 1 | 1½ | 150.5 m$^2$ | 130.7 m$^2$ | 130.7 m$^2$ | 1952 | None |
| 1 | 2 | 423.5 m$^2$ | 2x202.9 m$^2$ | 2x202.9 m$^2$ | 1952 | None |
| 1 | 1½ | 150.5 m$^2$ | 138.2 m$^2$ | 138.2 m$^2$ | 1952 | None |

|  | BUILDING MATERIAL | MAJOR RENOVATIONS | CONDITION | (Value*) | REMAINING ECONOMIC LIFE |
|---|---|---|---|---|---|
| 1 | (All) | (All) | Good | ($47,000) | (All) |
| 1 | Wood frame, | Aluminum siding | Good | ($110,000) | 19 years |
| 1 | aluminum siding, | (1977) | Good | ($48,000) |  |
| 1 | full basement |  | Good | ($110,000) |  |
| 1 |  |  | Good | ($48,000) |  |
| 1 |  |  | Good | ($47,000) |  |
| 1 |  |  | Good | ($60,000) |  |
| 1 |  |  | Good | ($48,000) |  |
| 1 |  |  | Good | ($110,000) |  |
| 1 |  |  | Good | ($48,000) |  |

(*PWC Asset Valuation 1985)

|  | OCCUPANTS | RENTABLE AREA | TERM | USE |
|---|---|---|---|---|
| 1 | (All) | 130.4 m$^2$ | MOU | Single MQ (50 Whiteway) 588 m$^2$ (E) lot |
| 1 | ND | 2x202.9 m$^2$ | MOU | Duplex MQ (45-47 Whiteway) 985 m$^2$ (E) lot |
| 1 | personnel | 130.7 m$^2$ | MOU | Single MQ (43 Whiteway) 465 m$^2$ (E) lot |
| 1 | and | 2x159.0 m$^2$ | MOU | Duplex MQ (39-41 Whiteway) 1000 m$^2$ (E) lot |
| 1 | dependents | 130.7 m$^2$ | MOU | Single MQ (37 Whiteway) 518 m$^2$ (E) lot |
| 1 |  | 130.7 m$^2$ | MOU | Single MQ (36 Whiteway) 534 m$^2$ (E) lot |
| 1 |  | 159.0 m$^2$ | MOU | Single MQ (35 Whiteway) 520 m$^2$ (E) lot |
| 1 |  | 130.7 m$^2$ | MOU | Single MQ (33 Whiteway) 613 m$^2$ (E) lot |
| 1 |  | 2x202.9 m$^2$ | MOU | Duplex MQ (30-32 Whiteway) 1027 m$^2$ (E) lot |
| 1 |  | 138.2 m$^2$ | MOU | Single MQ (29 Whiteway) 459 m$^2$ (E) lot |

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 82

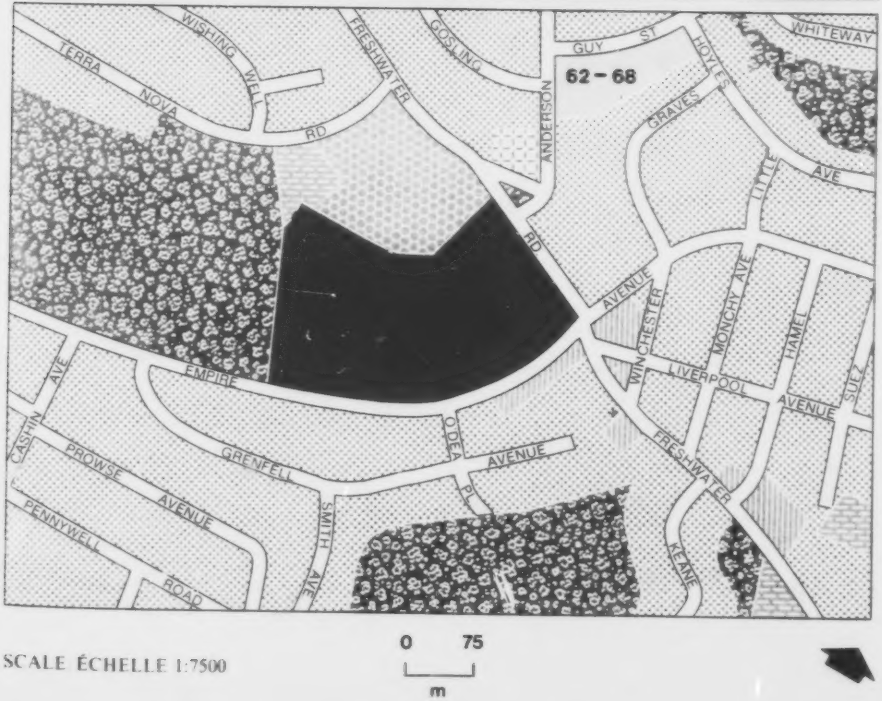
**Taxation Data Centre**
**Centre des données fiscales**

Empire Avenue at Freshwater Road, St. John's
À l'intersection de l'avenue Empire et du chemin Freshwater, St. John's

OWNER PROPRIÉTAIRE
PWC TPC

CRPI RIC
1001519 006 DPW0 22403

STUDY YEAR ANNÉE D'ÉTUDE
1986


WISHING
WELL
TERRA
NOVA
RD
FRESHWATER
GOSLING
GUY ST
HOYLES
WHITEWAY
62 – 68
ANDERSON
GRAVES
LITTLE
AVE
RD
AVENUE
WINCHESTER
MONCHY AVE
HAMEL
SUEZ
LIVERPOOL
AVENUE
EMPIRE
CASHIN
AVE
PROWSE
AVENUE
PENNYWELL
ROAD
GRENFELL
O'DEA
PL
AVENUE
SMITH
AVE
FRESHWATER
KEANE
0
75
m

SCALE ÉCHELLE 1:7500

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▒ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

# PROPERTY DESCRIPTION

(82)

PWC TAXATION DATA CENTRE, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA** | **DIMENSIONS** | **LEGAL DESCRIPTION** | **ACQUISITION DATE/COST** |
| 4.69 ha* | Irregular | N/A | 1977/$143,155 |

| | |
|---|---|
| **ZONING** | **PHYSICAL CHARACTERISTICS** |
| CO - Commercial Office | Former landfill site; level, landscaped property abutting municipal park and bus transit garage |

| | |
|---|---|
| **USE** | **SERVICES AVAILABLE** |
| Office building site<br>25% building, 40% access/parking, 35% landscaped lot | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 2 plus basement | 15 130.4 $m^2$ | 12 907.1 $m^2$ | 10 089.8 $m^2$ | 1980 | None |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Steel and reinforced concrete/brick veneer | None | Very good | 25 years |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | RC-Tax<br>PWC<br>Caterplan | 12 540.1 $m^2$<br>20.6 $m^2$<br>346.4 $m^2$ | Monthly<br>-<br>- | Office (10 737.1 $m^2$), warehouse/storage (609.0 $m^2$), process (1 184.4 $m^2$), computer/lab (376.6 $m^2$)<br>(November 1985 - PWC District Office) | 535 (full time)<br>200 (seasonal) |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING** | **LAND USE** | **DENSITY** |
| CI-Comm. Ind., R2-Res. Med. Density, O-Open Space | Park, residential, open space, bus transit garage | Low |

| | |
|---|---|
| **TRENDS** | **PLANNED CHANGE** |
| Stable area | None |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS** | **ACCESS** | **PARKING** |
| Office space with good access, part of the decentralization program | Good by car and bus, fair by foot | 337 spaces; limited street parking |

| | |
|---|---|
| **HANDICAPPED SERVICES** | **PLANNED ACTIVITIES** |
| Fully accessible | None |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES** | **GROSS INCOME** | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES** |
| $529,500 (1984/85) | $2,437,715(1984/85) (shadow rent) | $20,257,000(PWC Asset Valuation) (1985) | $198,443 (1984) |

## ADDITIONAL INFORMATION

*The property is subject to three sewer line easements in favour of the City of St. John's: 1417 $m^2$ and 2185 $m^2$ (in perpetuity) and 29.2 $m^2$ (49 years - expiry February 2033).

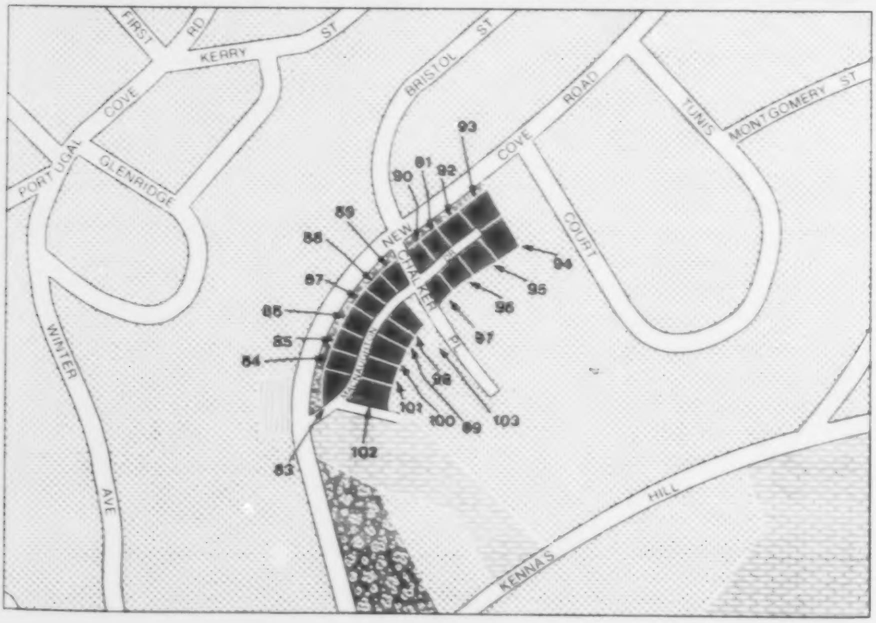
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 83-102

## Houses and Roadway
## Résidences et chemin

1-7, 9-16 and 18-22 MacNaughton Drive, St. John's
1-7, 9-16, 18-22, promenade MacNaughton, St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | PWC / TPC |
| CRPI RIC | Not in the CRPI Pas dans le RIC |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |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## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▒ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE ÉCHELLE 1:6250

0 63
m

# PROPERTY DESCRIPTION (83-102) PWC HOUSES AND ROADWAY, MACNAUGHTON DRIVE, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 0.80 ha* | Irregular | N/A | 1952,1964**/N/A |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| R1-Residential Low Density<br>R2-Residential Medium Density | Small residential lots; simple landscaping; narrow roadway; chain link fence along rear boundaries |

| USE | SERVICES AVAILABLE |
|---|---|
| Residential housing units and lots<br>12% buildings, 70% residential lots, 18% roadway | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 20 | 1½ | 145.5 $m^2$ | 128.6 $m^2$ | 128.6 $m^2$ | 1952 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 20 | Wood frame, aluminum siding, full basement | Siding (1977) | Good (see next page for Current Value details) | 19 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 20 | ND personnel and dependents | 128.6 $m^2$ | MOU | Single MQ's (see next page for lot sizes) | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Asphalt roadway | 4.5 m x 145 m (paved portion) | Good (narrow) | Access road (MacNaughton Drive) |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| R1-Res. Low Den.; R2-Res. Med. Den.; 0-Open Space | Single houses, townhouse complex, YMCA | Low to medium |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable area | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| None PWC - occupying department (ND) has indicated a requirement | Fair to good by road (narrow access road) | Adequate for residential use |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | None |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $12,720 (PWC)(1984/85)<br>$N/A (ND) *** | $0 - PWC<br>$N/A ND(rents) | $958,000 (PWC Asset Valuation) (1985) | $6,414 (1984) |

## ADDITIONAL INFORMATION

*The property comprises two parcels: 0.322 ha (includes 9-16 MacNaughton Drive) and 0.616 ha (includes 1-7 & 18-22 MacNaughton Drive). **ND(RCAF) acquired this property in 1952 and constructed the houses. The property was subsequently transferred at no cost to PWC in April 1964. ***Excludes street maintenance.

(83-102) PWC HOUSES AND ROADWAY, MACNAUGHTON DRIVE, ST. JOHN'S

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| | | | | | | |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | CONDITION | REMAINING ECONOMIC LIFE |
|---|---|---|---|---|
| | | | Current Value*<br>5 and 18 MacNaughton ($47,000 each)<br>Remaining 18 properties ($48,000 each)<br>Total: $958,000 (20 residences and lots excluding roadway)<br>*PWC Asset Valuation - 1985 | |

| | OCCUPANTS | RENTABLE AREA | TERM | USE |
|---|---|---|---|---|
| | | | | |

| Civic Address | Lot Size (E) |
|---|---|
| 1 MacNaughton Drive | 395 $m^2$ |
| 2 MacNaughton Drive | 458 $m^2$ |
| 3 MacNaughton Drive | 419 $m^2$ |
| 4 MacNaughton Drive | 478 $m^2$ |
| 5 MacNaughton Drive | 431 $m^2$ |
| 6 MacNaughton Drive | 457 $m^2$ |
| 7 MacNaughton Drive | 412 $m^2$ |
| 9 MacNaughton Drive | 465 $m^2$ |
| 10 MacNaughton Drive | 428 $m^2$ |
| 11 MacNaughton Drive | 426 $m^2$ |
| 12 MacNaughton Drive | 542 $m^2$ |
| 13 MacNaughton Drive | 335 $m^2$ |
| 14 MacNaughton Drive | 324 $m^2$ |
| 15 MacNaughton Drive | 288 $m^2$ |
| 16 MacNaughton Drive | 318 $m^2$ |
| 18 MacNaughton Drive | 317 $m^2$ |
| 19 MacNaughton Drive | 337 $m^2$ |
| 20 MacNaughton Drive | 349 $m^2$ |
| 21 MacNaughton Drive | 355 $m^2$ |
| 22 MacNaughton Drive | 481 $m^2$ |

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 103

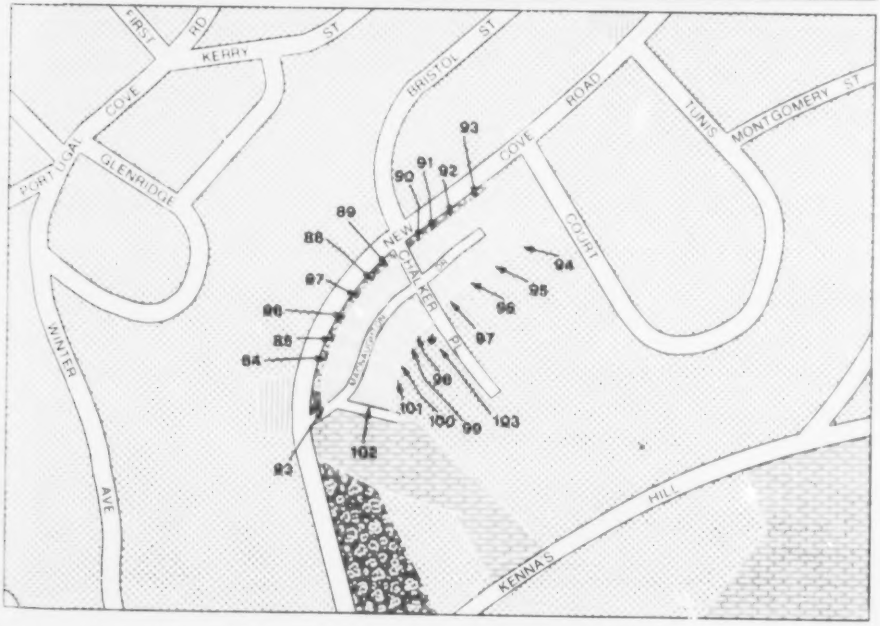
**Married Quarters**
**Logements familiaux**

2 Chalker Place, Kenna's Hill, St. John's
2, Place Chalker, Kenna's Hill, St. John's

OWNER PROPRIÉTAIRE
**PWC / TPC**

CRPI RIC
1001519 006 DPW0 00375

STUDY YEAR ANNÉE D'ÉTUDE
1986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## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ☐ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▨ |
| INDUSTRIAL | INDUSTRIEL | ▨ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▨ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | ☐ |

SCALE ÉCHELLE 1 5,000

0 50
m

# PROPERTY DESCRIPTION

(103)

PWC MQ, 2 CHALKER PLACE, ST. JOHN'

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| No federal land* | N/A | N/A | 1969/(lease) |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| R2 - Residential Medium Density | Rowhouse development - end unit; level, rear yard (common court area) |

| USE | SERVICES AVAILABLE |
|---|---|
| Residential dwelling site<br>N/A | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 2 | N/A | 92.9 $m^2$ | 92.9 $m^2$ | 1969 | None |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Wood frame/ metal siding | None | Good | 20 years |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | ND personnel and dependents | 92.9 $m^2$ | MOU | Married quarters | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| R2-Residential Medium Density, O-Open Space | Rowhousing, PWC houses (MacNaughton), YMCA | Medium |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable area | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| None (PWC); part of CFS St. John's housing requirement (ND) | Adequate for residential use | Adequate for residential use |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | PWC is planning to transfer the lease administration to ND which has occupied the unit since 1969 |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $1,428 (PWC)(rent)<br>$N/A (ND) | $1,860-PWC(annual from ND)<br>$N/A -ND (rent) | N/A | No grant paid (leased property) |

## ADDITIONAL INFORMATION

*This housing unit has been leased by PWC from the St. John's Housing Authority on a month to month basis since December 1969. ND occupies the dwelling under a Memorandum of Understanding signed in 1977.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 104

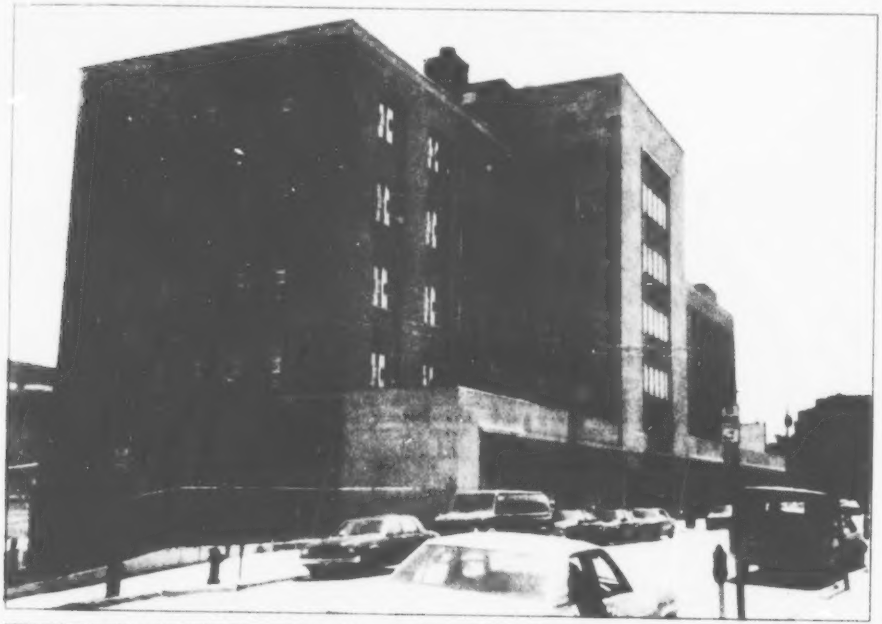
**Sir Humphrey Gilbert Building**
**Édifice Sir Humphrey Gilbert**

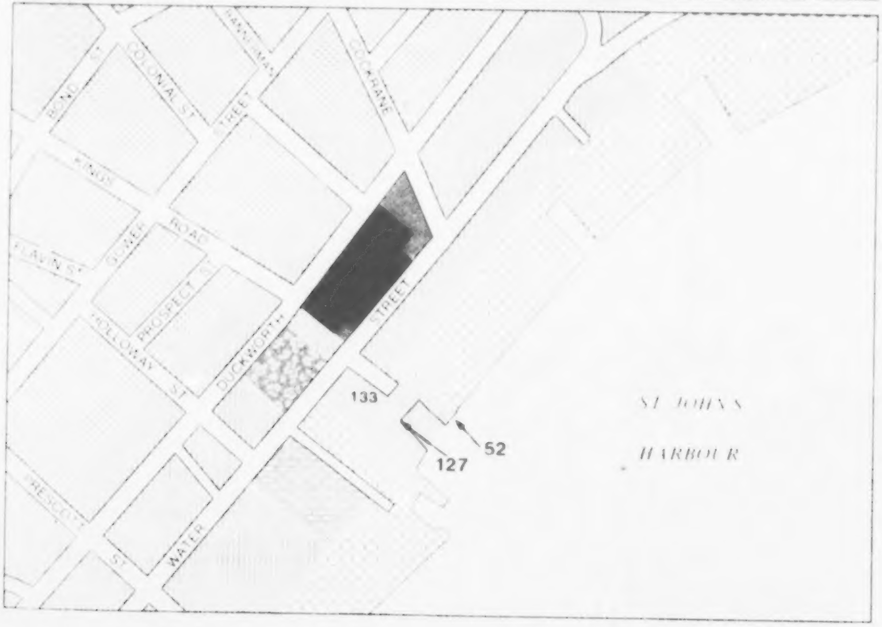
175-177 Duckworth Street, St. John's
175-177, rue Duckworth, St. John's

OWNER PROPRIÉTAIRE
PWC TPC

CRPF RIC
1001519 006 DPW0 00371

STUDY YEAR ANNÉE D'ÉTUDE
1986





BOND ST
COLONIAL ST
BANNERMAN STREET
COCHRANE
KINGS
ROAD
FLAVIN ST
GOWER
PROSPECT ST
HOLLOWAY ST
DUCKWORTH STREET
PRESCOTT ST
WATER
133
127
52
ST. JOHN'S
HARBOUR

SCALE ÉCHELLE 1:4800

0 48
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ░ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▒ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

# PROPERTY DESCRIPTION (104) PWC SIR HUMPHREY GILBERT BUILDING, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 0.35 ha | Irregular<br>(100.3 m frontage) | N/A | 1955,1970/$200,000* |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| CCM - Commercial Central Mixed | Moderate grade north to south; building occupies majority of property |

| USE | SERVICES AVAILABLE |
|---|---|
| General purpose office building site<br>75% building, 25% parking/access | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 7 | 13 719.4 $m^2$ | 9 981.5 $m^2$ | 8 414.9 $m^2$ | 1958 | None |

|  | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Concrete block and brick veneer | New windows (1978) | Fair | 5 years |

|  | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | See next page |  |  |  | 350 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Parking garage (inside building) | 22 spaces | Fair | Vehicle parking |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| CCM - Commercial Central Mixed | Commercial, industrial, open space, residential | Medium to high |

| TRENDS | PLANNED CHANGE |
|---|---|
| Spordic redevelopment | New office building being constructed at the corner of Cochrane and Duckworth Street |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Multi-tenancy office building in central location, good access | Good by car, foot and public transit | 60 spaces(22 spaces inside, 38 outside); limited str. parking |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Entrance ramp and washrooms | A proposed $14 million repair/renovation project (requires TBS approval) |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $620,130 (1984/85) | $1,415,830 (1984) (shadow rents) | $4,000,000 (PWC Asset Valuation) (1985) | $55,875 (1984) |

## ADDITIONAL INFORMATION

*The original cost of the property was $409,000 which included land and buildings. The structures were removed to allow construction of the Sir Humphrey Gilbert Building.

(104) PWC SIR HUMPHREY GILBERT BUILDING, ST. JOHN'S

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| | | | | | | |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | CONDITION | REMAINING ECONOMIC LIFE |
|---|---|---|---|---|
| | | | | |

| | OCCUPANTS | RENTABLE AREA | TERM | USE |
|---|---|---|---|---|
| 1 | Agr | 549.7 $m^2$ | Monthly | 311.7 $^2$ (office), 210.9 $m^2$ (comp/lab), 27.1 $m^2$(storage) |
| | DOC | 268.9 $m^2$ | Monthly | 233.2 $m^2$ (office), 35.7 $m^2$ (storage) |
| | CCAC | 492.6 $m^2$ | Monthly | 443.2 $m^2$ (office), 49.4 $m^2$ (storage) |
| | EC | 208.3 $m^2$ | Monthly | 108.7 $m^2$ (office), 99.6 $m^2$ (storage) |
| | RC-T | 3041.5 $m^2$ | Monthly | 2138.6 $m^2$ (office), 102.9 $m^2$ (storage) |
| | PWC | 1002.1 $m^2$ | Monthly | 944.1 $m^2$ (office), 58.0 $m^2$ (storage) |
| | VAC | 1071.6 $m^2$ | Monthly | 1061.9 $m^2$ (office), 9.7 $m^2$ (storage) |
| | GTA | 35.9 $m^2$ | Monthly | 24.6 $m^2$ (office), 11.3 $m^2$ (storage) |
| | CP | 324.3 $m^2$ | Monthly | 324.3 $m^2$ (process) |
| | HWC | 536.2 $m^2$ | Monthly | 243.9 $m^2$ (office) 292.3 $m^2$ (storage) |
| | RC-CE | 1180.4 $m^2$ | Monthly | 1180.4 $m^2$ (office) |
| | TC | 138.7 $m^2$ | Monthly | 138.7 $m^2$ (office) |
| | EIC | 513.8 $m^2$ | Monthly | 513.8 $m^2$ (office) |
| | EPC | 208.5 $m^2$ | Monthly | 208.5 $m^2$ (office) |
| | Lab | 281.2 $m^2$ | Monthly | 281.2 $m^2$ (office) |
| | Caterplan | 75.9 $m^2$ | - | 56.6 $m^2$ (process), 19.3 $m^2$ (storage) |
| | Vacant | 51.5 $m^2$ | - | 26(E) $m^2$ (office), 25.5 $m^2$ (storage)<br>(November 1985-PWC District Office) |

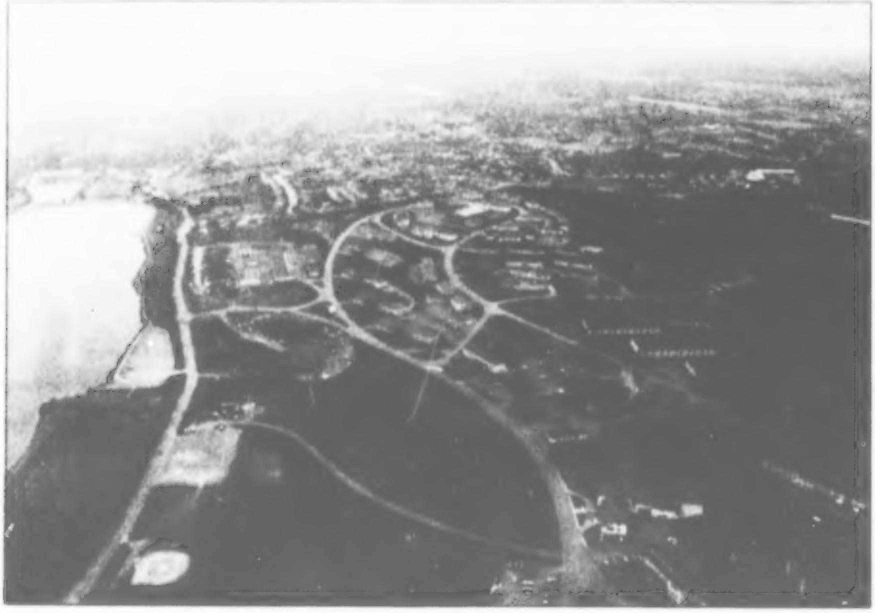
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

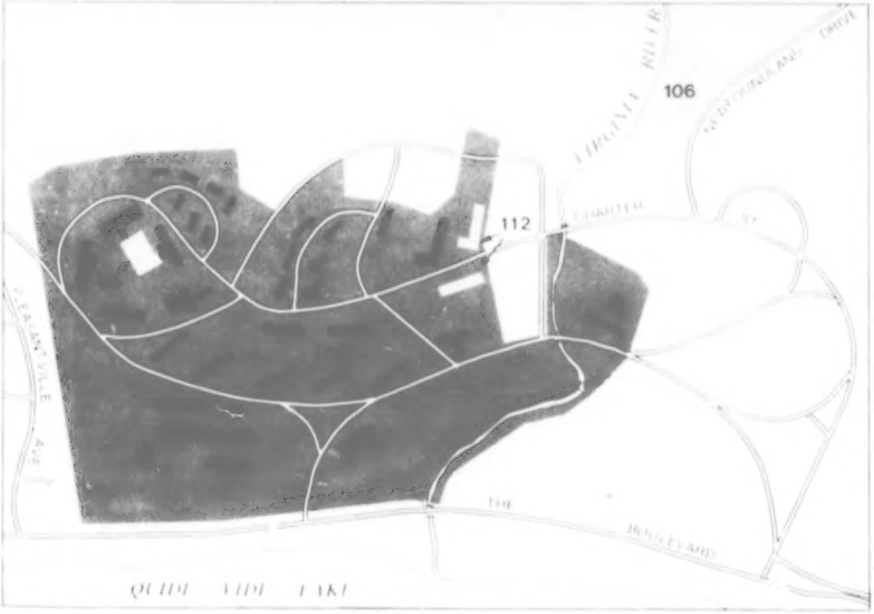
Site 105

**Pleasantville**
**Pleasantville**

North of Quidi Vidi Lake, St. John's
Au nord du lac Quidi Vidi, St. John's

| | |
|---|---|
| OWNER/PROPRIÉTAIRE | PWC/TPC |
| CRPF/RIC | 1001519 006 DPW0 00373 |
| STUDY YEAR/ANNÉE D'ÉTUDE | 1986 |




106
VIRGINIA RIVER
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THE BOULEVARD
QUIDI VIDI LAKE

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |

SCALE/ÉCHELLE 1:10,000

0 100
m

**PROPERTY DESCRIPTION** (105) **PWC PLEASANTVILLE, ST. JOHN'S**

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 35.90 ha*<br>(incl. Site 46) | Irregular | N/A | 1965/$18,000 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| INST-Institutional, A1-Apartment Low Density, O-Open Space | Hillside overlooking Quidi Vidi Lake; spacious grounds (former USAF Fort Pepperell) |

| USE | SERVICES AVAILABLE |
|---|---|
| General and special purpose buildings site 30% buildings/parking, 20% roads/access, 25% storage compound/landcaping, 25% vacant/excess | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 49 | See next page | | | | | |

| BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|
| | | | |

| OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|
| | | | | 1235<br>(excludes Building 306) |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Tennis courts | 2192 $m^2$ | Good | Recreation (let to City) |
| Playground | 4725 $m^2$ | Good | Rehabilitation Centre recreation licensed to Province) |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| O-Open Space, R1-Res. Low Density, INST-Institutional | Residential, park, open space, golf course, institutional (provincial) | Low to medium |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable area | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| General and special purpose building space with good access | Good by road and bus, fair by foot | 651 spaces (plus 4719 $m^2$ - undefined areas) |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Buildings 102, 205, 207, 223, 306, 308, 310 & 311 (ramp); 223 & 310 (washrooms & ramp) | PWC Pleasantville redevelopment study update; ND CFS St. John's Facility Development Plan; RCMP "B" Division HQ (proposal) |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $1,992, 260 (1984/85) (excludes 400/500 block) | Incomplete Data | $10,560,000 (PWC Asset Val.) (1985) (bldgs. & lots only) | $401,881 (1984) |

## ADDITIONAL INFORMATION

*The property is subject to a 0.47 ha trunk sewer line easement, a 5 year licence of occupation (July 1987 expiry) for a 4725 $m^2$ play area for the provincial Childrens Rehabilitation Centre and a 2192 $m^2$ letting (May 1984 expiry, month to month thereafter) to the City of St. John's for a tennis court.

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 2+B | 1679.0 m$^2$ | 1453.2 m$^2$ | 1182.7 m$^2$ | 1942 | None (1) |
| 1 | 1 | 24.0 m$^2$ | 22.9 m$^2$ | 22.9 m$^2$ | 1942 | None (1) |
| 1 | 1½ | 820.3 m$^2$ | 820.3 m$^2$ | 735.5 m$^2$ | 1942 | None (1) |
| 1 | 1 | 145.4 m$^2$ | 25.7 m$^2$ | 17.6 m$^2$ | N/A | None (1) |
| 1 | 1½+B | 2415.9 m$^2$ | 2252.0 m$^2$ | 2044.9 m$^2$ | 1942 | None (1) |
| 1 | 2 | 4506.7 m$^2$ | 4319.4 m$^2$ | 3877.2 m$^2$ | 1943 | None (1) |
| 1 | 1 | 1532.7 m$^2$ | 1472.3 m$^2$ | 1445.5 m$^2$ | 1943 | None (1) |
| 1 | 1+B | 300.0 m$^2$ | 256.6 m$^2$ | 214.4 m$^2$ | 1942 | None (1) |
| 1 | 1 | 74.3 m$^2$ | 68.8 m$^2$ | 68.8 m$^2$ | 1940 | None (1) |
| 1 | 1 | 14.9 m$^2$ | 13.5 m$^2$ | 13.5 m$^2$ | 1949 | None |
| 1 | 1 | 9.3 m$^2$ | 7.5 m$^2$ | 7.5 m$^2$ | 1949 | None |
| 1 | 2+B | 2887.1 m$^2$ | 2502.5 m$^2$ | 2297.7 m$^2$ | 1957 | None |
| 1 | 2+B | 2573.4 m$^2$ | 2178.8 m$^2$ | 1784.8 m$^2$ | 1942 | None (1) |
| 1 | 2+B | 2572.5 m$^2$ | 2215.0 m$^2$ | 1677.0 m$^2$ | 1945 | None (1) |

|  | BUILDING MATERIAL | MAJOR RENOVATIONS | CONDITION |  | REMAINING ECONOMIC LIFE |
|---|---|---|---|---|---|
|  |  |  |  | Value (1985) |  |
| 1 | WF(2)/shingles | Expansion (1969) | Good | $304,000 | 15 years |
| 1 | WF/shingles | None | Poor | $ 0 | 5 years |
| 1 | WF/shingles | None | Fair to Good | $ 67,000 | 2 years |
| 1 | Concrete | None | Good | N/A | N/A |
| 1 | Masonry | None | Fair | $155,000 | 2 years |
| 1 | Reinforced concrete | Interior renovations | Fair | $362,000 | 4 years |
| 1 | Concrete | None | Fair | $ 55,000 | 2 years |
| 1 | WF/shingles | None | Fair | $ 22,000 | 3 years |
| 1 | Concrete | None | Fair | $ 2,000 | 3 years |
| 1 | Wood frame | None | Good | $ 1,000 | 3 years |
| 1 | Wood frame | None | Fair | $ 1,000 | 3 years |
| 1 | WF/brick veneer | Elevator/refit | Good | $664,000 | 20 years |
| 1 | WF/shingles | Interior refit | Good | $300,000 | 10 years |
| 1 | WF/shingles | Interior refit | Good | $291,000 | 10 years |

|  | OCCUPANTS | RENTABLE AREA | TERM | USE |  |  |  |  |
|---|---|---|---|---|---|---|---|---|
|  |  |  |  | Office | Storage | Residential | Other(3) | PWC # |
| 1 | SSC/CSC | 1064.5/388.7 m$^2$ | Monthly | 1118.2 m$^2$ | 74.9 m$^2$ | - | 260.1 (C) | 102 |
| 1 | SSC | 22.9 m$^2$ | Monthly | - | 22.9 m$^2$ | - | - | 103 |
| 1 | ND | 735.5 m$^2$ | Monthly | - | 735.5 m$^2$ | - | - | 202 |
| 1 | PWC | 25.7 m$^2$ | - | - | 25.7 m$^2$ | - | 119.7 (HP) | 203 |
| 1 | TC/PWC | 2174.0/78.0 m$^2$ | Monthly | - | 2252.0 m$^2$ | - | - | 204 |
| 1 | ND/SSC | 1193.2/550.0 m$^2$ | Monthly | 638.3 m$^2$ | 987.7 m$^2$ | - | 117.2 (P) | 205 |
|  | RCMP/PWC | 1817.0/167.7 m$^2$ | Monthly | 1324.1 m$^2$ | 564.7 m$^2$ | - | 95.9 (V) |  |
|  | CCAC/NFB | 74.9/516.6 m$^2$ | Monthly | 388.5 m$^2$ | 86.8 m$^2$ | - | 116.2 (E) |  |
| 1 | ND | 1472.3 m$^2$ | Monthly | - | 1472.3 m$^2$ | - | - | 206 |
| 1 | HWC/Parks | 98.6/158.0 m$^2$ | Monthly | 256.6 m$^2$ | - | - | - | 207 |
| 1 | PWC | 68.8 m$^2$ | - | - | 68.8 m$^2$ | - | - | 209 |
| 1 | ND | 13.5 m$^2$ | Monthly | - | 13.5 m$^2$ | - | - | 213 |
| 1 | ND | 7.5 m$^2$ | Monthly | - | 7.5 m$^2$ | - | - | 215 |
| 1 | EIC/Cater | 2490.4/12.1 m$^2$ | Monthly | 2301.8 m$^2$ | - | - | 200.7(C,P) | 223 |
| 1 | PWC/Cater | 2166.4/12.4 m$^2$ | - | 1778.2 m$^2$ | 388.2 m$^2$ | - | 12.4 | 301 |
| 1 | F&O/PWC | 1681.0/534.0 m$^2$ | Monthly | 1681.0 m$^2$ | - | - | 534.0 (V) | 302 |

(1) Subject to FHBRO review; (2) WF - Wood Frame;
(3) C-Computer/Lab; P-Process, HP- Heating Plant, V-Vacant, E-Educational, R-Recreational/Social

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 2+B | 2546.2 m$^2$ | 2216.1 m$^2$ | 1682.8 m$^2$ | 1941 | None (1) |
| 1 | 2+B | 2730.9 m$^2$ | 2399.7 m$^2$ | 1779.3 m$^2$ | 1943 | None (1) |
| 1 | 2+B | 2563.8 m$^2$ | 2301.8 m$^2$ | 1756.7 m$^2$ | 1943 | None (1) |
| 1 | 2+B | 3955.9 m$^2$ | 3455.7 m$^2$ | 2684.9 m$^2$ | 1942 | None (1) |
| 1 | 2+B | 2570.4 m$^2$ | 2185.8 m$^2$ | 1764.2 m$^2$ | 1942 | None (1) |
| 1 | 2+B | 2642.8 m$^2$ | 2186.4 m$^2$ | 1731.1 m$^2$ | 1943 | None (1) |
| 1 | 2+B | 2707.4 m$^2$ | 2402.5 m$^2$ | 1934.5 m$^2$ | 1942 | None (1) |
| 1 | 2+B | 2614.1 m$^2$ | 2216.7 m$^2$ | 1698.2 m$^2$ | 1942 | None (1) |
| 1 | 2+B | 2631.2 m$^2$ | 2252.7 m$^2$ | 1788.3 m$^2$ | 1943 | None (1) |
| 1 | 2+B | 2672.6 m$^2$ | 2250.2 m$^2$ | 1763.4 m$^2$ | 1942 | None (1) |
| 1 | 2 | 500.1 m$^2$ | 348.8 m$^2$ | 348.8 m$^2$ | 1942 | None (1) |
| 1 | 2 | 500.1 m$^2$ | 348.8 m$^2$ | 348.8 m$^2$ | 1942 | None (1) |
| 1 | 2 | 490.5 m$^2$ | 366.4 m$^2$ | 366.4 m$^2$ | 1942 | None (1) |
| 1 | 2 | 539.6 m$^2$ | 451.9 m$^2$ | 451.9 m$^2$ | 1942 | None (1) |
| 1 | 2 | 539.6 m$^2$ | 451.9 m$^2$ | 451.9 m$^2$ | 1942 | None (1) |
| 1 | 2 | 500.1 m$^2$ | 348.8 m$^2$ | 348.8 m$^2$ | 1942 | None (1) |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | CONDITION | | REMAINING ECONOMIC LIFE |
|---|---|---|---|---|---|
| | | | | Value (1985) | |
| 1 | WF/shingles | Interior refit | Good | $316,000 | 10 years |
| 1 | WF/shingles | None | Fair to good | $341,000 | 10 years |
| 1 | WF/shingles | None | Fair to good | $300,000 | 10 years |
| 1 | WF/shingles | Interior refit | Good | $484,000 | 10 years |
| 1 | WF/shingles | Interior refit | Good | $301,000 | 10 years |
| 1 | WF/shingles | None | Fair to good | $293,000 | 10 years |
| 1 | WF/shingles | None | Fair | $311,000 | 10 years |
| 1 | WF/shingles | None | Fair | $300,000 | 10 years |
| 1 | WF/shingles | None | Fair | $330,000 | 10 years |
| 1 | WF/shingles | None | Good | $333,000 | 10 years |
| 1 | WF/alum. siding | Aluminum siding | Fair | N/A | N/A |
| 1 | WF/alum. siding | Aluminum siding | Fair | N/A | N/A |
| 1 | WF/alum. siding | Aluminum siding | Fair | N/A | N/A |
| 1 | WF/alum. siding | Aluminum siding | Fair | $ 82,000 | 15 years |
| 1 | WF/alum. siding | Aluminum siding | Good | $ 82,000 | 15 years |
| 1 | WF/alum. siding | Aluminum siding | Fair | N/A | N/A |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | Office | Storage | Residential | Other(3) | PWC # |
| 1 | EC | 2216.1 m$^2$ | Monthly | 1336.2 m$^2$ | 235.1 m$^2$ | - | 644.8 (C) | 303 |
| 1 | EC | 2399.7 m$^2$ | Monthly | 1104.3 m$^2$ | 357.5 m$^2$ | - | 938.0 (C) | 304 |
| 1 | RCMP | 2301.8 m$^2$ | Monthly | 1740.0 m$^2$ | 561.8 m$^2$ | - | - | 306 |
| 1 | ND | 3455.7 m$^2$ | Monthly | - | 1056.5 m$^2$ | 830.0 m$^2$ | 1568.2 (R) | 308 |
| 1 | ND/RCMP | 1929.9/255.9 m$^2$ | Monthly | 888.9 m$^2$ | 456.7 m$^2$ | - | 840.2 (R) | 309 |
| 1 | HWC/ND | 1755.0/16.4 m$^2$ | Monthly | 1690.3 m$^2$ | 81.1 m$^2$ | - | 415.0 (V) | 310 |
| 1 | ND | 2402.5 m$^2$ | - | 1752.6 m$^2$ | 649.9 m$^2$ | - | - | 311 |
| 1 | ND | 2216.7 m$^2$ | - | 1736.3 m$^2$ | 480.4 m$^2$ | - | - | 312 |
| 1 | ND | 2252.7 m$^2$ | - | 1692.3 m$^2$ | 560.4 m$^2$ | - | - | 313 |
| 1 | ND | 2250.2 m$^2$ | - | 1684.5 m$^2$ | 565.7 m$^2$ | - | - | 314 |
| 1 | ND | 348.8 m$^2$ | - | - | - | 4 x 87.2 m$^2$ | - | 401 |
| 1 | ND | 348.8 m$^2$ | - | - | - | 4 x 87.2 m$^2$ | - | 402 |
| 1 | ND | 366.4 m$^2$ | - | - | - | 4 x 91.6 m$^2$ | - | 403 |
| 1 | ND | 451.9 m$^2$ | - | - | - | 4 x 113 m$^2$ | - | 404 |
| 1 | ND | 451.9 m$^2$ | - | - | - | 4 x 113 m$^2$ | - | 405 |
| 1 | ND | 348.8 m$^2$ | - | - | - | 4 x 87.2 m$^2$ | - | 406 |

Note: There is no building information for Buildings 305, 307 and 510.

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 2 | 539.6 $m^2$ | 451.9 $m^2$ | 451.9 $m^2$ | 1942 | None (1) |
| 1 | 2 | 555.6 $m^2$ | 498.5 $m^2$ | 498.5 $m^2$ | 1942 | None (1) |
| 1 | 2 | 555.6 $m^2$ | 498.5 $m^2$ | 498.5 $m^2$ | 1942 | None (1) |
| 1 | 2 | 555.6 $m^2$ | 498.5 $m^2$ | 498.5 $m^2$ | 1942 | None (1) |
| 1 | 1 | 270.2 $m^2$ | 225.2 $m^2$ | 225.2 $m^2$ | 1946 | None (1) |
| 1 | 2 | 858.2 $m^2$ | 746.9 $m^2$ | 746.9 $m^2$ | 1942 | None (1) |
| 1 | 2 | 858.2 $m^2$ | 746.9 $m^2$ | 746.9 $m^2$ | 1942 | None (1) |
| 1 | 2 | 858.2 $m^2$ | 746.9 $m^2$ | 746.9 $m^2$ | 1942 | None (1) |
| 1 | 2 | 858.2 $m^2$ | 746.9 $m^2$ | 746.9 $m^2$ | 1942 | None (1) |
| 1 | 2 | 858.2 $m^2$ | 746.9 $m^2$ | 746.9 $m^2$ | 1942 | None (1) |
| 1 | 1 | 358.6 $m^2$ | 339.6 $m^2$ | 339.6 $m^2$ | 1946 | None (1) |
| 1 | 2+B | 2207.4 $m^2$ | 1657.8 $m^2$ | 1314.5 $m^2$ | 1945 | None (1) |
| 1 | 1 | 325.7 $m^2$ | 308.0 $m^2$ | 243.6 $m^2$ | 1945 | None (1) |
| 1 | 2+B | 2570.6 $m^2$ | 2176.4 $m^2$ | 1675.5 $m^2$ | 1942 | None (1) |
| 1 | 2+B | 1186.0 $m^2$ | 932.6 $m^2$ | 765.2 $m^2$ | 1953 | None |
| 1 | 1 | 147.1 $m^2$ | 136.0 $m^2$ | 136.0 $m^2$ | 1970 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | CONDITION | | REMAINING ECONOMIC LIFE |
|---|---|---|---|---|---|
| | | | | Value (1985) | |
| 1 | WF/alum. siding | Aluminum siding | Good | $ 82,000 | 15 years |
| 1 | WF/alum. siding | Aluminum siding | Good | $ 73,000 | 15 years |
| 1 | WF/alum. siding | Aluminum siding | Good | $ 74,000 | 15 years |
| 1 | WF/alum. siding | Aluminum siding | Good | $ 73,000 | 15 years |
| 1 | WF/shingles | None | Fair | $ 6,000 | 5 years |
| 1 | WF/alum. siding | Aluminum siding | Good | $106,000 | 20 years |
| 1 | WF/alum. siding | Aluminum siding | Good | $106,000 | 20 years |
| 1 | WF/alum. siding | Aluminum siding | Good | $106,000 | 20 years |
| 1 | WF/vinyl siding | Vinyl siding | Good | $106,000 | 20 years |
| 1 | WF/vinyl siding | Vinyl siding | Good | $106,000 | 20 years |
| 1 | WF/shingles | None | Fair | $ 8,000 | 5 years |
| 1 | WF/shingles | Addition | Good | $293,000 | 10 years |
| 1 | WF/shingles | None | Fair | $ 12,000 | 5 years |
| 1 | WF/shingles | Interior refit | Good | $303,000 | 10 years |
| 1 | Concrete | Interior refit | Good | $125,000 | 10 years |
| 1 | Concrete block | None | Good | $ 4,000 | 5 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | Office | Storage | Residential | Other(3) | PWC # |
| 1 | ND | 451.9 $m^2$ | - | - | - | 4 x 91.6 $m^2$ | - | 407 |
| 1 | ND | 498.5 $m^2$ | - | - | - | 4 x 124.6 $m^2$ | - | 408 |
| 1 | ND | 498.5 $m^2$ | - | - | - | 4 x 124.6 $m^2$ | - | 409 |
| 1 | ND | 498.5 $m^2$ | - | - | - | 4 x 124.6 $m^2$ | - | 410 |
| 1 | ND | 225.2 $m^2$ | - | - | - | - | 12 spaces | 501 |
| 1 | ND | 746.9 $m^2$ | - | - | - | 4 x 186.7 $m^2$ | - | 507 |
| 1 | ND | 746.9 $m^2$ | - | - | - | 4 x 186.7 $m^2$ | - | 508 |
| 1 | ND | 746.9 $m^2$ | - | - | - | 4 x 186.7 $m^2$ | - | 509 |
| 1 | ND | 746.9 $m^2$ | - | - | - | 4 x 186.7 $m^2$ | - | 511 |
| 1 | ND | 476.9 $m^2$ | - | - | - | 4 x 186.7 $m^2$ | - | 512 |
| 1 | ND | 339.6 $m^2$ | - | - | - | - | 16 spaces | 517 |
| 1 | ND | 1657.8 $m^2$ | - | 154.3 $m^2$ | 76.3 $m^2$ | 1427.2 $m^2$ | (Hospital) | 530 |
| 1 | PWC | 308.0 $m^2$ | - | - | 308.0 $m^2$ | - | - | T-562 |
| 1 | ND | 2176.4 $m^2$ | - | 1713.6 $m^2$ | 462.8 $m^2$ | - | - | 806 |
| 1 | ND | 932.6 $m^2$ | - | 932.6 $m^2$ | - | - | - | 815 |
| 1 | RCMP | 136.0 $m^2$ | Monthly | - | 136.0 $m^2$ | - | - | W.S.* |

*W.S. - Workshop
(November 1985 - PWC District Office)

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

**Site 106**

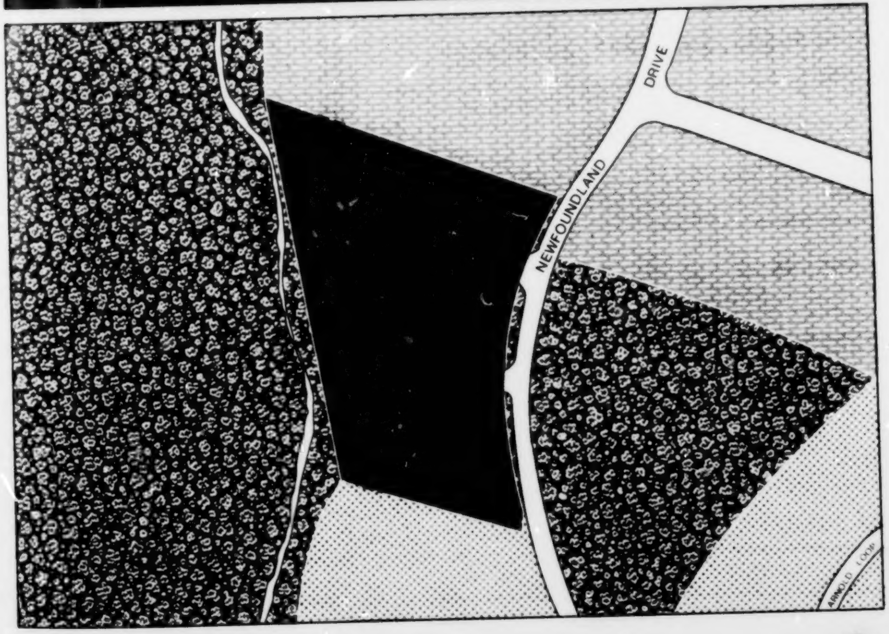
**Residence**
**Résidences**

610 and 614 Newfoundland Drive, St. John's
610 et 614 promenade Newfoundland, St. John's

OWNER PROPRIÉTAIRE
**PWC / TPC**

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986



## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▒ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE ÉCHELLE 1:2500

0 25
m

# PROPERTY DESCRIPTION

(106) PWC RESIDENCES, 610 & 614 NEWFOUNDLAND DRIVE, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 1.04 ha* | Irregular | N/A | 1965/$0 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| R2-Residential Medium Density | Small crescent backing on to a golf course; majority landscaped, rear area wooded |

| USE | SERVICES AVAILABLE |
|---|---|
| Single family residences<br>7% buildings, 15% roads/easement, 53% landscaped, 25% wooded | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 2+B | 350.9 $m^2$ | 238.8 $m^2$ | 238.8 $m^2$ | 1942 | None (subject to FHBRO review) |
| 1 | 2+B | 323.0 $m^2$ | 268.6 $m^2$ | 268.6 $m^2$ | 1942 | None (subject to FHBRO review) |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | (Both)<br>Wood frame/<br>Vinyl siding | (Both)<br>Major renovations<br>and siding<br>1977/78 | Good<br>Good | 20 years<br>20 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | ND | 238.8 $m^2$ | - | Commanding Officer's Residence (610 Newfoundland Drive) | 0 |
| 1 | RCMP | 268.6 $m^2$ | - | Commanding Officer's Residence (614 Newfoundland Drive) | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Greenhouse (attached to 614 Newfoundland Drive) | 3.7 m x 4.9 m | Good | Greenhouse |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| INST-Institutional;O-Open Space;A1-Apartment Low Dens. | Hospital, hostel, park, golf course, apartments | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable neighbourhood | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| None (PWC); ND has a requirement; RCMP may have a requirement | Adequate for residential use | Adequate for residential use |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | PWC is considering the transfer of the units to the occupying departments |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $10,572(PWC)<br>(ND & RCMP) | $0 (PWC)<br>$N/A rent (ND&RCMP) | $163,000 (PWC Asset Valuation)<br>(1985) (buildings only) | $1,224 (1984)<br>(buildings only) |

## ADDITIONAL INFORMATION

*This property is subject to a 6.1 m wide sewer line easement that crosses the rear of the site.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 107

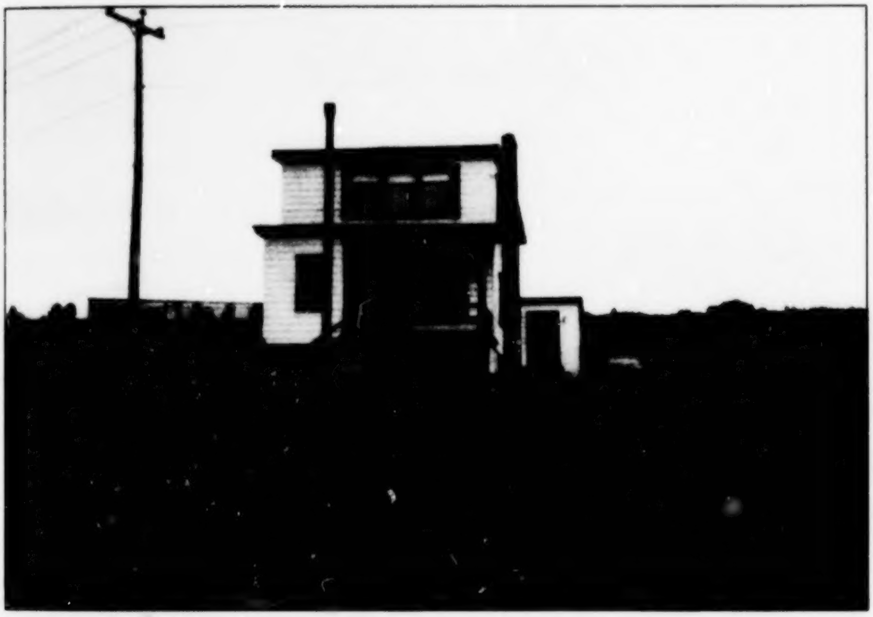
**Married Quarters (Building 723)**
**Logements familiaux (Édifice 723)**

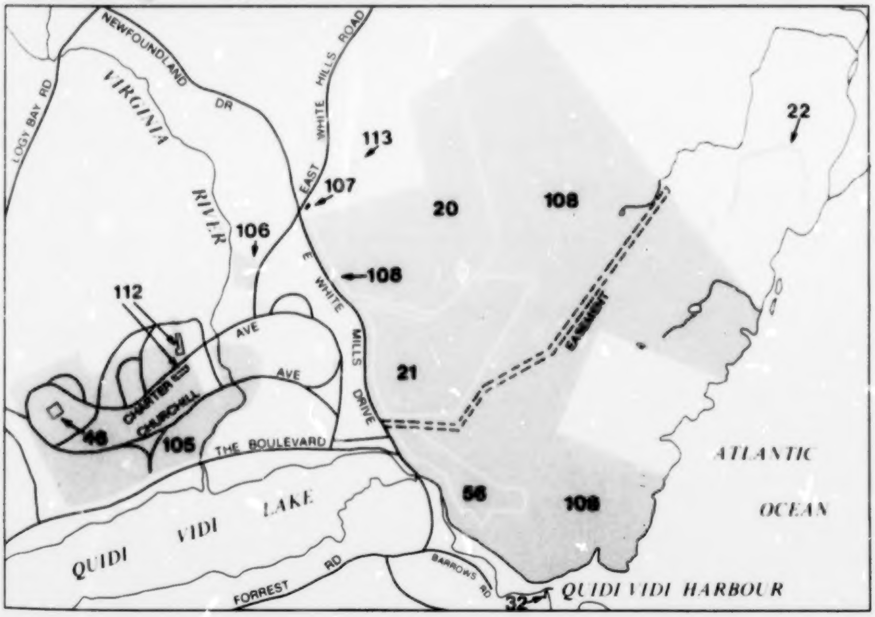
Newfoundland Drive and Upper White Hills Road, St. John's
Promenade Newfoundland et chemin Upper White Hills, St. John's

OWNER PROPRIÉTAIRE
**PWC / TPC**

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986





NEWFOUNDLAND DR
VIRGINIA RIVER
LOGY BAY RD
EAST WHITE HILLS ROAD
113
107
106
108
20
108
22
112
AVE
AVE
E WHITE HILLS DRIVE
21
CHARTER
CHURCHILL
46
105
THE BOULEVARD
EASEMENT
ATLANTIC OCEAN
QUIDI VIDI LAKE
56
108
FORREST RD
BARROWS RD
32
QUIDI VIDI HARBOUR

SCALE ÉCHELLE 1:25,000

0 250
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▨ |

## PROPERTY DESCRIPTION

(107)

**PWC HQ (BUILDING 723), ST. JOHN'S**

### SITE

| | | | |
|---|---|---|---|
| **AREA**<br>No federal land* | **DIMENSIONS**<br>- | **LEGAL DESCRIPTION**<br>- | **ACQUISITION DATE/COST**<br>- |

| | |
|---|---|
| **ZONING**<br>R-Rural | **PHYSICAL CHARACTERISTICS**<br>Hillside location; moderate east/west grade; grass-covered, corner lot |
| **USE**<br>Residential dwelling site | **SERVICES AVAILABLE**<br>Water, sewer, electricity |

### BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 2+B | 229.3 $m^2$ | 162.1 $m^2$ | 162.1 $m^2$ | 1950 | None |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Wood frame/ vinyl siding | Vinyl siding (1977/78) | Good exterior, fair interior | 20 years |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | ND personnel and dependents | 162.1 $m^2$ | MOU | Married quarters | 0 |

### OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

### SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>R-Rural, INST-Institutional<br>R2-Residential Medium Den. | **LAND USE**<br>Hospital, residential, laboratory, vacant | **DENSITY**<br>Low |

| | |
|---|---|
| **TRENDS**<br>Stable | **PLANNED CHANGE**<br>Province is planning to construct a two lane outer ring road directly east of this site within ten years |

### OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS**<br>None (PWC); part of CFS St. John's housing requirement (ND) | **ACCESS**<br>Adequate for residential use | **PARKING**<br>Adequate for residential use |

| | |
|---|---|
| **HANDICAPPED SERVICES**<br>Not required | **PLANNED ACTIVITIES**<br>PWC is planning to transfer administration to ND |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES**<br>Not provided by PWC | **GROSS INCOME**<br>$0 (PWC)<br>$N/A ND (rent) | **CURRENT VALUE**<br>$33,000 (building only)<br>(PWC Asset Valuation)(1985) | **GRANT IN LIEU OF TAXES**<br>$1,327 (1984)<br>(Building 1000**) |

### ADDITIONAL INFORMATION

*This building is located on a 8.57 ha parcel of land that was transferred to the Province under P.C. 1970 - 746 dated April 28, 1970.

**PWC also continued to occupy Building 1000 until 1985 when the structure burned down.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 108

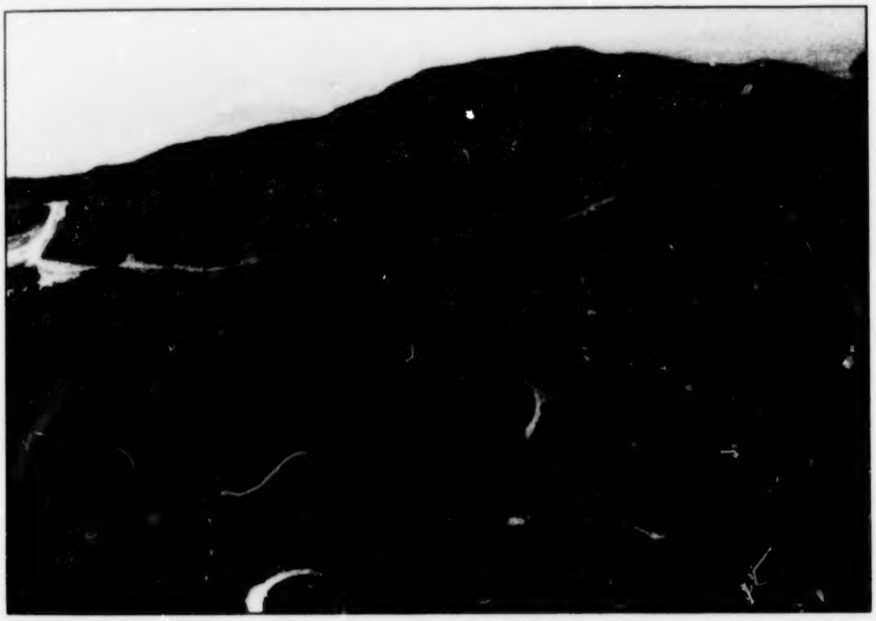
**White Hills**
**White Hills**

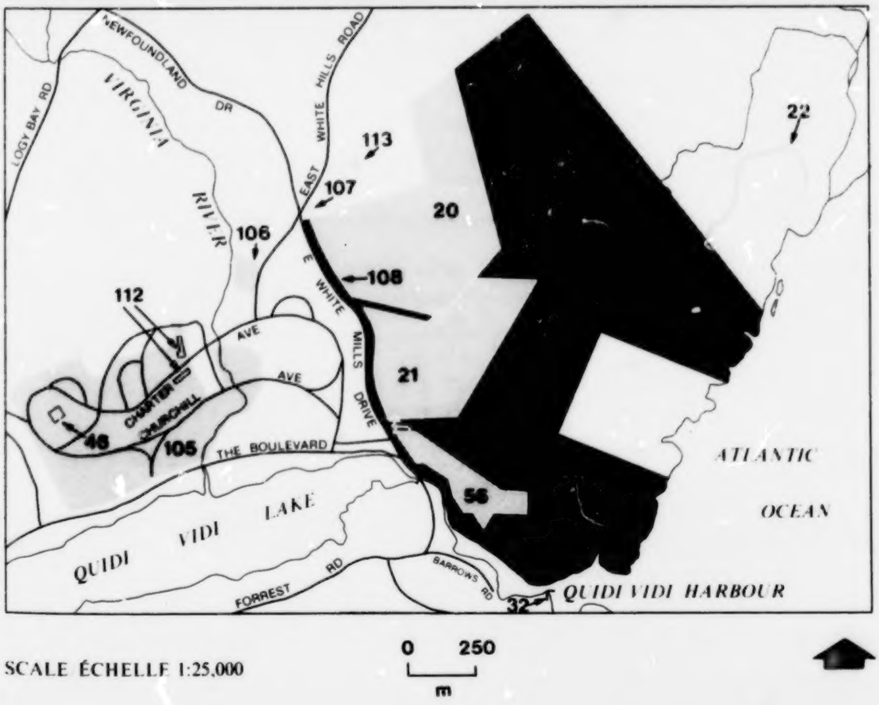
East of White Hills Road, St. John's
À l'est du chemin White Hills, St. John's

OWNER PROPRIÉTAIRE
PWC / TPC

CRPI RIC
See text voir texte

STUDY YEAR ANNÉE D'ÉTUDE
1986




NEWFOUNDLAND
DR
LOGY BAY RD
VIRGINIA
RIVER
EAST WHITE HILLS ROAD
113
107
106
E WHITE MILLS DRIVE
108
20
21
22
112
AVE
AVE
CHARTER
CHURCHILL
46
105
THE BOULEVARD
56
ATLANTIC
OCEAN
QUIDI VIDI LAKE
FORREST RD
BARROWS RD
32
QUIDI VIDI HARBOUR

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ☐ |

SCALE ÉCHELLE 1:25,000

0 250
m

## PROPERTY DESCRIPTION (108) PWC WHITE HILLS, ST. JOHN'S

### SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 117.75 (E) ha* | Irregular | N/A | 1965/$0 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| R-Rural<br>O-Open Space | Rugged, rolling hills with rock outcrops; mostly brush covered; some steep cliffs along coastline |

| USE | SERVICES AVAILABLE |
|---|---|
| Saltwater pipeline, bunkers, storage buildings<br>Less than 1% structures, 1% access, 98% undeveloped | Electricity (some areas) |

### BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 214.2 $m^2$ | 176.6 $m^2$ | 173.7 $m^2$ | 1942 | None (subject to FHBRO review) |
| 1 | 1 | 46.5 $m^2$ | 37.2 $m^2$ | 37.2 $m^2$ | 1942 | None (subject to FHBRO review) |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Concrete block | None | Poor | 5 years |
| 1 | Concrete block | None | Fair | 5 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | Vacant | - | - | Warehouse (Building 911) | 0 |
| 1 | Vacant | - | - | Warehouse (Building 912) | 0 |

### OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Pipeline | 2 x 20.3 cm (dia.) | Very good | Saltwater pipeline (see Site 21) |
| Bunkers (3) | 144 $m^2$ net | Fair | Storage (only one in use) |
| World War II ruins | Various | Very poor | No longer used |

### SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| R-Rural, O-Open Space, IQ-Ind. Quidi Vidi, CI-Comm. Indust. | Fishing related, quarry, abattoir, institutional, undeveloped | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Continued quarrying/mixed growth northwest of property | Sporadic infilling (residential industrial and commercial) northwest along White Hills Road area |

### OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| None (some temporary storage in one bunker)<br>(see PLANNED ACTIVITIES) | Poor by water, fair by road (portions only) | Not required or present use |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | F&O plan to construct a slipway, marginal wharf and gear storage shed on north side of Quidi Vidi Harbour |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $0 (1984/85) | $0 (1984/85) | $1,990,900 (MGPV)(1984) | $36,953 (1984) |

### ADDITIONAL INFORMATION

*83.97 (E) ha of the PWC property is subject to Grant No. 157, dated 15 December 1931, which is a mine and mineral rights grant. The property is also subject to a 3.3435 ha powerline easement in favour of Nfld. Light and Power Co. Ltd.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 109

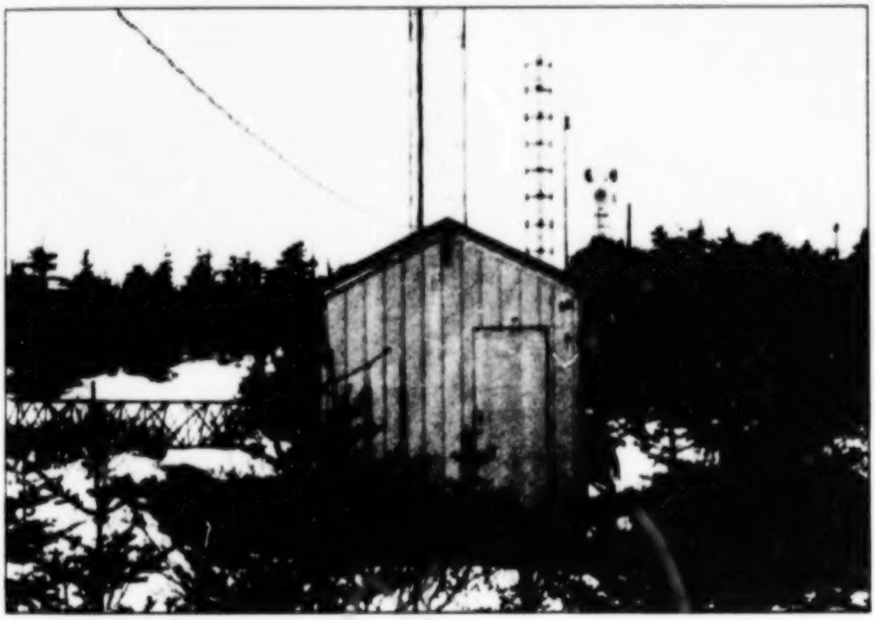
**Radio Repeater Station**
**Station de relais-radio**

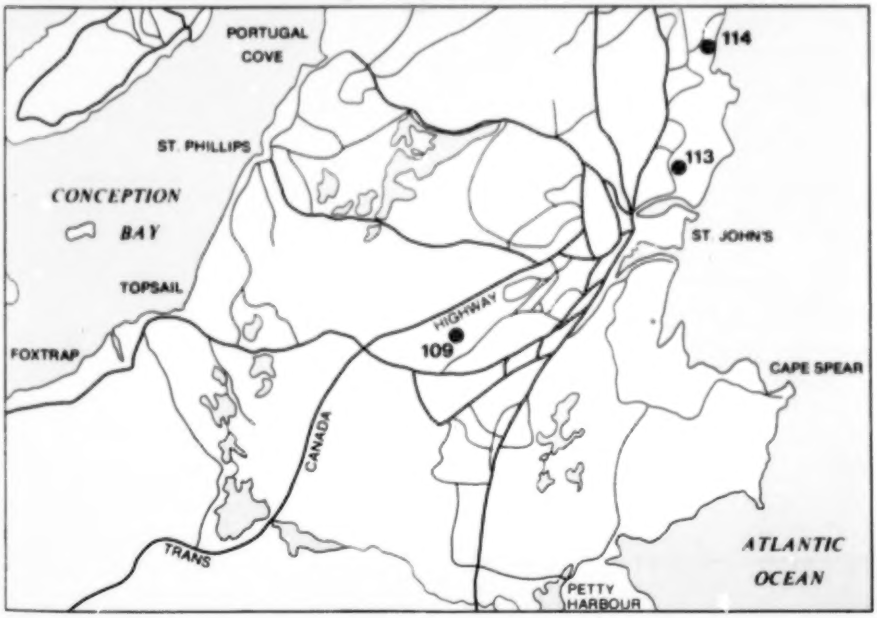
St. John's Area
Secteur de St. John's

OWNER PROPRIÉTAIRE
**RCMP / GRC**

CRPI RIC
1001515 006 RCM0 00539

STUDY YEAR ANNÉE D'ÉTUDE
1986




PORTUGAL COVE
114
ST. PHILLIPS
113
CONCEPTION BAY
ST. JOHN'S
TOPSAIL
HIGHWAY
109
FOXTRAP
CAPE SPEAR
CANADA
TRANS
ATLANTIC OCEAN
PETTY HARBOUR

SCALE ÉCHELLE 1:250,000

0 2500

**LEGEND / LÉGENDE**

| | | |
|---|---|---|
| FEDERAL PROPERTY | PROPRIÉTÉ FÉDÉRALE | |
| STRUCTURE | STRUCTURE | ■ |
| LAND | TERRAIN | |

# PROPERTY DESCRIPTION

(109) RCMP RADIO REPEATER STATION, KENMOUNT HILL, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 0.84 ha* | 91.4 m x 91.4 m<br>53.3 m x 6.1 m (ROW) | N/A | 1954, 57, 76/$0 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| R-Rural | Fairly remote hilltop location; cleared area around tower; remainder wooded |

| USE | SERVICES AVAILABLE |
|---|---|
| Radio repeater station site<br>5% buildings/access/services, 95% vacant/buffer | Electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 22.3 $m^2$ | - | 11.3 $m^2$ | 1976 | None |
| 1 | 1 | 8.9 $m^2$ | - | 8.9 $m^2$ | 1957 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Wood frame/metal siding | None | Fair to good | 20 years |
| 1 | Wood frame/metal siding | None | Fair to good | 20 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | RCMP | - | - | Radio shelter | 0 |
| 1 | RCMP | - | - | Generator | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Concrete base tower | 45.7 m high | Good | Telecommunications (microwave repeater) |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| R-Rural (St. John's);<br>Restricted (Mount Pearl) | Telecommunications towers, undeveloped | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable area | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Elevated site in line with other radio repeaters, buffer area for tower fall and helicopter landing | Adequate for servicing (poor road) | Adequate for servicing |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | None |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $1,119 (1984/85) | $0 | | No grant paid (no grant requested) |

## ADDITIONAL INFORMATION

*RCMP also share 0.41 ha of the CN/CGR right of way (see Site 8).

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 110

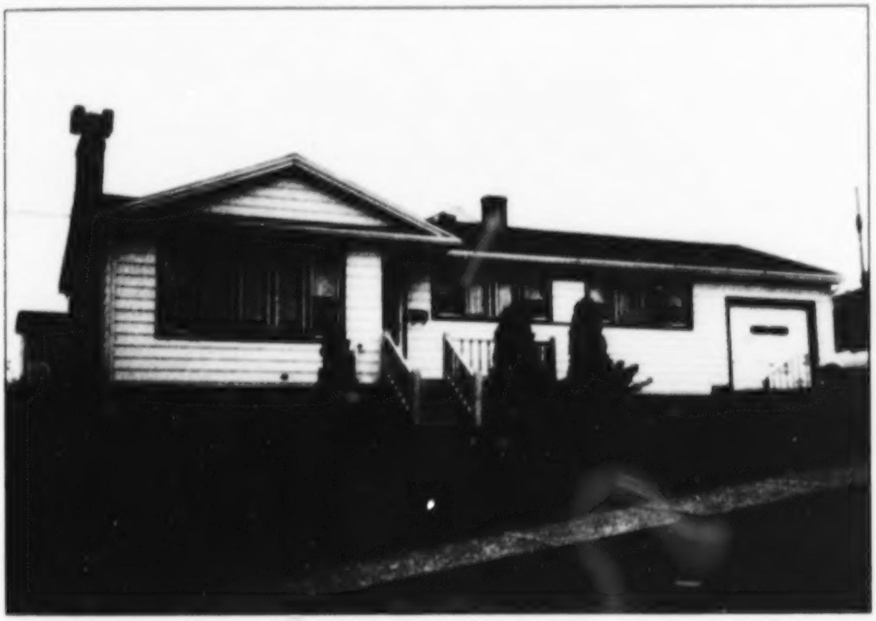
**Married Quarters**
**Logements familiaux**

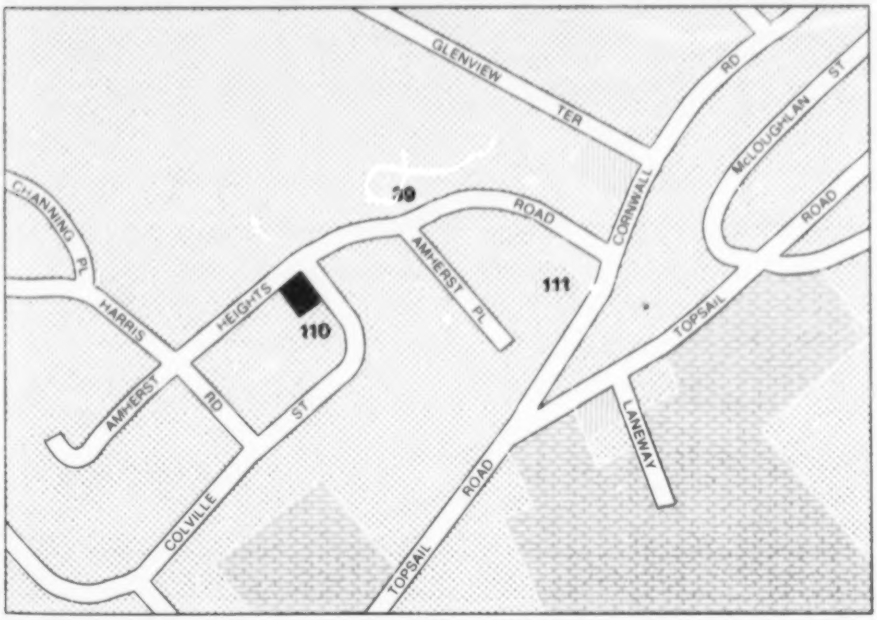
1 Colville Street, St. John's
1, rue Colville, St. John's

OWNER PROPRIÉTAIRE
RCMP GRC

CRPI RIC
1001519 007 RCM0 00419

STUDY YEAR ANNÉE D'ÉTUDE
1986




GLENVIEW
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CORNWALL
ROAD
AMHERST
PL
111
HARRIS
HEIGHTS
110
TOPSAIL
AMHERST
RD
ST
LANEWAY
COLVILLE
ROAD
TOPSAIL

SCALE ECHELLE 1:4800

0 48
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▨ |
| INSTITUTIONAL | INSTITUTIONNEL | ▨ |
| INDUSTRIAL | INDUSTRIEL | ▨ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▨ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▨ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | □ |

## PROPERTY DESCRIPTION (110) RCMP HQ, COLVILLE STREET, ST. JOHN'S

### SITE

| | | | |
|---|---|---|---|
| **AREA**<br>565 m$^2$ | **DIMENSIONS**<br>32.0 m x 18.1 m | **LEGAL DESCRIPTION**<br>Lot #56, Cornwall Subdivision, Amherst Heights, City of St. John's | **ACQUISITION DATE/COST**<br>1958/$24,500* |
| **ZONING**<br>R1 - Residential Low Density | | **PHYSICAL CHARACTERISTICS**<br>Slight grade north to south; corner lot; completely landscaped | |
| **USE**<br>Single detached house and lot<br>33% building, 4% parking/access, 53% landscaped | | | **SERVICES AVAILABLE**<br>Water, sewer, electricity |

### BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 plus basement | 215.4 m$^2$ | 122.6 m$^2$ | 122.6 m$^2$ | 1956 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Wood frame/ aluminum siding | None | Good | 25 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | RCMP personnel and family | 122.6 m$^2$ | Monthly | Single family residence with attached 24.5 m$^2$ garage | 0 |

### OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

### SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>R1-Residential Low Density, INST-Institutional | **LAND USE**<br>Residential, church | **DENSITY**<br>Low |
| **TRENDS**<br>Stable area | **PLANNED CHANGE**<br>None | |

### OPERATION

| | | | |
|---|---|---|---|
| **REQUIREMENTS**<br>None | | **ACCESS**<br>Good for residential use | **PARKING**<br>2 on-site parking areas; street parking |
| **HANDICAPPED SERVICES**<br>Not required | | **PLANNED ACTIVITIES**<br>None | |
| **OPERATING EXPENSES**<br>$443 (1984) | **GROSS INCOME**<br>$5,321 (1984)<br>(residential rent) | **CURRENT VALUE**<br>$65,750 (MGPV 1984) | **GRANT IN LIEU OF TAXES**<br>$559 (1984) |

### ADDITIONAL INFORMATION

*RCMP purchased an improved property (land and house) in May 1958.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 111

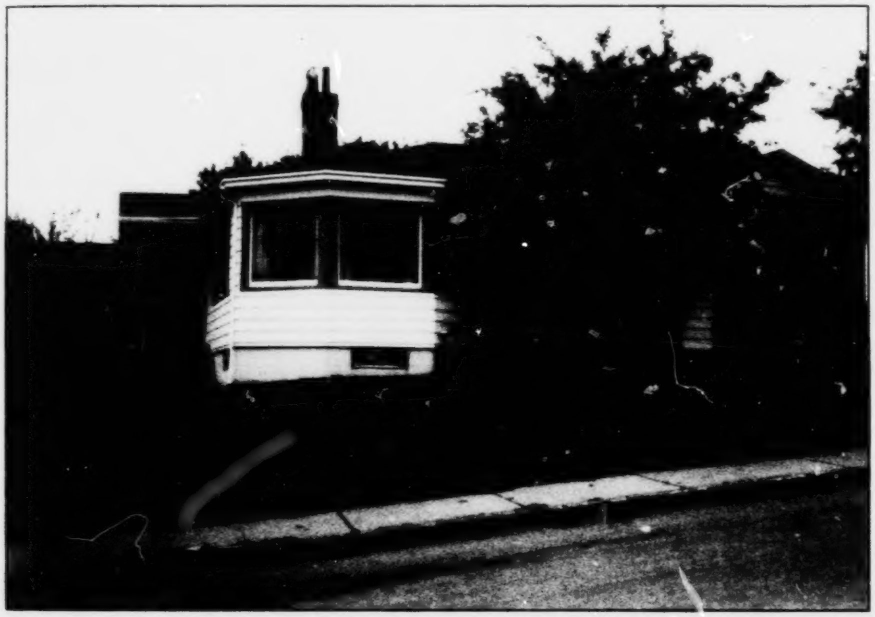
**Married Quarters**
**Logements familiaux**

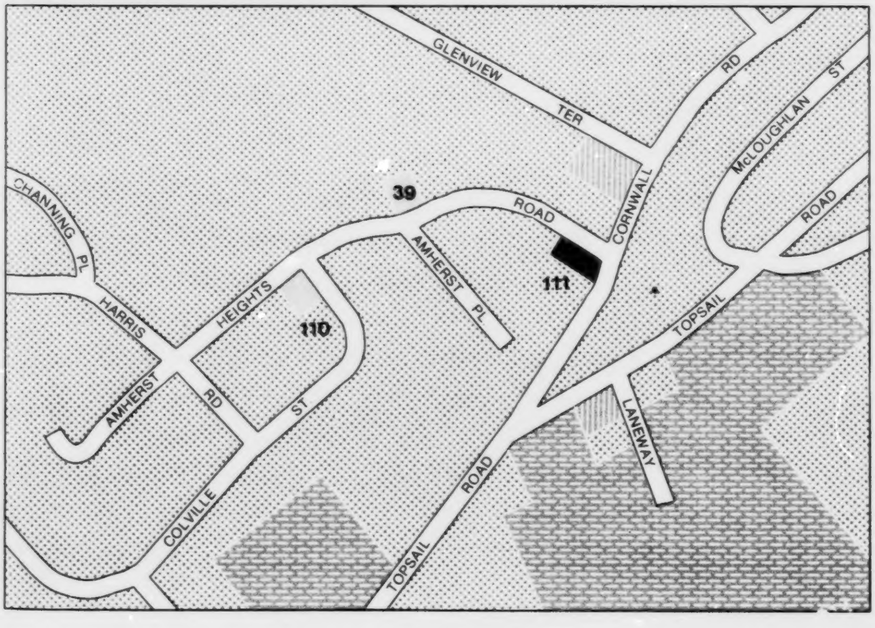
1 Amherst Heights, St. John's
1, Amherst Heights, St. John's

OWNER/PROPRIÉTAIRE
RCMP/GRC

CRPI/RIC
1001519 007 RCM0 00420

STUDY YEAR/ANNÉE D'ÉTUDE
1986




GLENVIEW
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McLOUGHLAN
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ROAD
CORNWALL
39
ROAD
CHANNING
PL
AMHERST
PL
111
HARRIS
HEIGHTS
110
TOPSAIL
AMHERST
RD
ST
LANEWAY
COLVILLE
ROAD
TOPSAIL

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ☐ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▦ |
| INDUSTRIAL | INDUSTRIEL | ▤ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | ☐ |

SCALE/ECHELLE 1:4800

0 48
m

# PROPERTY DESCRIPTION

HQ, AMHERST HEIGHTS, ST. JOHN'S

## SITE

| | | | |
|---|---|---|---|
| **AREA**<br>557 $m^2$ | **DIMENSIONS**<br>30.5 m x 18.3 m | **LEGAL DESCRIPTION**<br>Lot #36, Cornwall Subdivision, Amherst Heights, City of St. John's | **ACQUISITION DATE/COST**<br>1954/$26,000* |
| **ZONING**<br>R1 - Residential Low Density | **PHYSICAL CHARACTERISTICS**<br>Corner lot; terraced, landscaped grounds | | |
| **USE**<br>Single detached house and lot<br>29% building, 4% parking/access, 67% landscaped | **SERVICES AVAILABLE**<br>Water, sewer, electricity | | |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 plus basement | 270.8 $m^2$ | 174.7 $m^2$ | 174.7 $m^2$ | 1954 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Wood frame/ aluminum siding | None recent | Good | 20 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | RCMP personnel and family | 174.7 $m^2$ | Monthly | Single family residence with attached 22.6 $m^2$ garage | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>R1-Residential Low Density | **LAND USE**<br>Single family homes, service station | **DENSITY**<br>Low |
| **TRENDS**<br>Stable area | **PLANNED CHANGE**<br>None | |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS**<br>None | **ACCESS**<br>Good for residential use | **PARKING**<br>Adequate for residential use |
| **HANDICAPPED SERVICES**<br>Not required | **PLANNED ACTIVITIES**<br>None | |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $403 (1984) | $4,836 (1984) | $66,300 (MGPV) 1984 | $566 (1984) |

## ADDITIONAL INFORMATION

*RCMP purchased an improved property (land and house) in April 1954.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 112

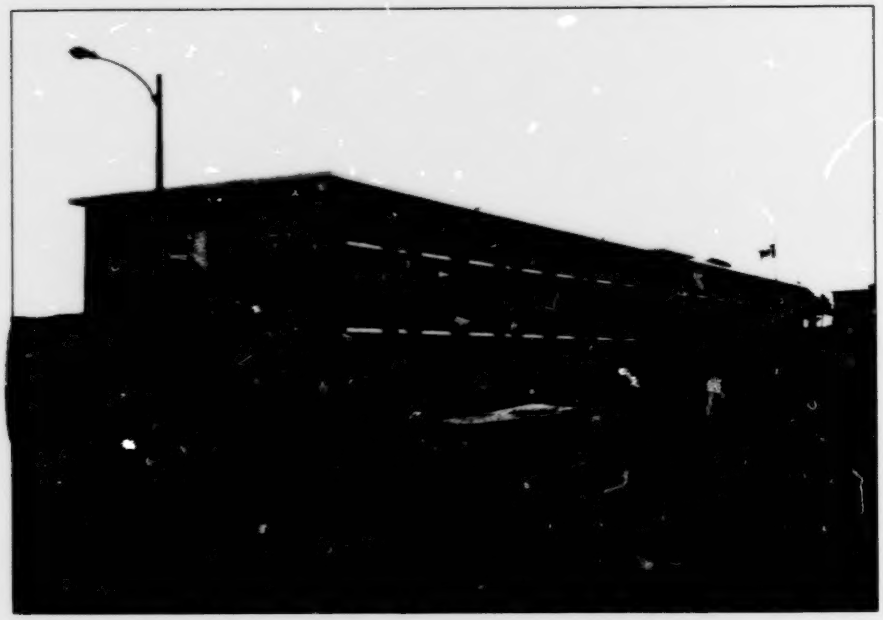
**Division MQ Ancillary Facilities (Pleasantville)**
**Installations auxiliaires du Quartier général de division (Pleasantville)**

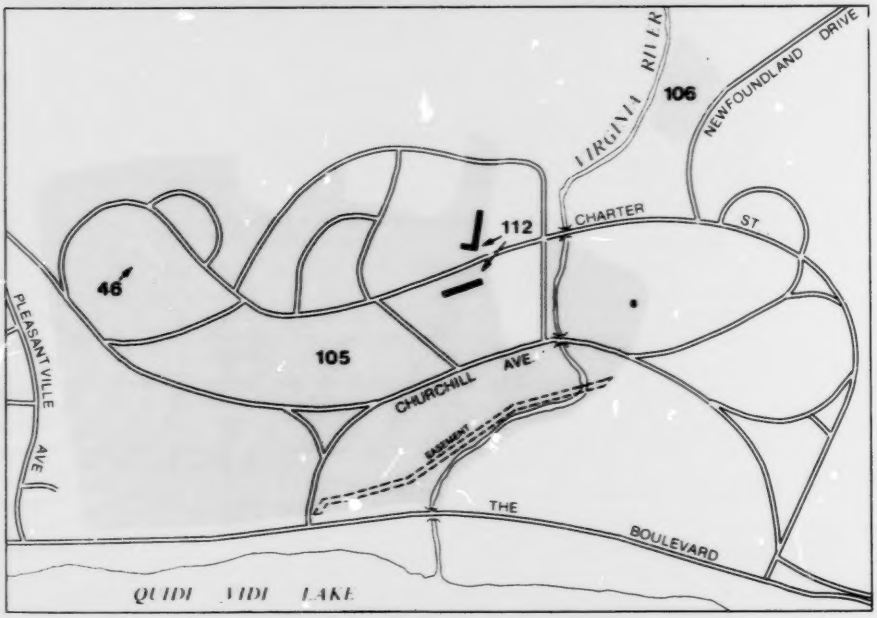
Buildings 104 and 531, Charter Avenue, St. John's
Édifices 104 et 531, avenue Charter, St. John's

OWNER PROPRIÉTAIRE
RCMP / GRC

CRPI RIC
1001519 006 RCM0 00403

STUDY YEAR ANNÉE D'ÉTUDE
1986




VIRGINIA RIVER
106
NEWFOUNDLAND DRIVE
CHARTER ST.
112
46
105
PLEASANTVILLE AVE
CHURCHILL AVE.
EASEMENT
THE BOULEVARD
QUIDI VIDI LAKE

SCALE ÉCHELLE 1:10,000

0 100
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▨ |

# PROPERTY DESCRIPTION (112) RCMP DIVISION HQ ANCILLARY FACILITIES, PLEASANTVILLE, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| * | - | N/A | 1962**/$0 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| INST - Institutional | Level, grass covered sites located near RCMP "B" Division HQ (Building 306) |

| USE | SERVICES AVAILABLE |
|---|---|
| Offices and temporary quarters sites<br>- | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 2 | 1 406.0 $m^2$ | - | 1 130.8 $m^2$ | 1942 | None (subject to FHBRO review) |
| 1 | 2 | 2 006.9 $m^2$ | - | 1 233.3 $m^2$ | 1942 | None (subject to FHBRO review) |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Wood frame/ brick veneer | None | Fair | 15 years |
| 1 | Wood frame shingles | None | Fair | 10 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | RCMP | - | - | Offices (692.1 $m^2$), messes (438.7 $m^2$) (Building 104) | 50 |
| 1 | RCMP | - | - | Offices (139.7 $m^2$), barracks (1093.6 $m^2$) (Building 531) | 12 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| None | - | - | - |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| INST-Institutional, CN-Comm. Neighbour, R2-Resid. Med. Dens. | Institutional, service station, rehabilitation centre, apartments | Low to medium |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable area | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Administrative and temporary housing space in the vicinity of the RCMP "B" Division HQ (Building 306) | Godd by road | 104 spaces (Building 104) |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | RCMP is planning to construct a new "B" Division HQ in Pleasantville |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $48,914 (1984) | $0 | $868,700 (MGPV) (1984) (buildings only) | $9,946 (1984) (buildings only) |

## ADDITIONAL INFORMATION

* PWC (Site 105) has custodianship of the land on which the two RCMP buildings are situated.

**RCMP was granted the use of certain buildings in 1962.

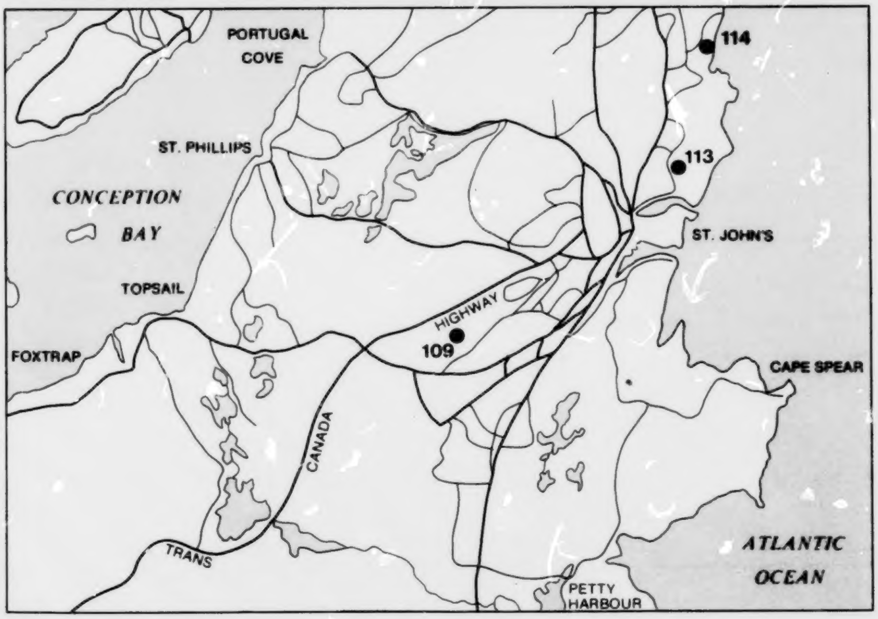
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 113

**Radio Repeater Station**
**Station de relais-radio**

St. John's Area
Secteur de St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | RCMP / GRC |
| CRPI RIC | Not in the CRPI Pas dans le RIC |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |


PORTUGAL
COVE
114
ST. PHILLIPS
113
CONCEPTION
BAY
ST. JOHN'S
TOPSAIL
HIGHWAY
109
FOXTRAP
CAPE SPEAR
CANADA
TRANS
ATLANTIC
OCEAN
PETTY
HARBOUR
0
2500

SCALE ÉCHELLE 1:250,000

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY | PROPRIÉTÉ FÉDÉRALE | |
| STRUCTURE | STRUCTURE | ■ |
| LAND | TERRAIN | |

## PROPERTY DESCRIPTION

(113) RCMP RADIO REPEATER STATION, WHITE HILLS, ST. JOHN'S

### SITE

| | | | |
|---|---|---|---|
| **AREA** | **DIMENSIONS** | **LEGAL DESCRIPTION** | **ACQUISITION DATE/COST** |
| No federal land* | - | - | - |

| | |
|---|---|
| **ZONING** | **PHYSICAL CHARACTERISTICS** |
| R-Rural | Hillside location; barren site (exposed rock outcrops) |
| **USE** | **SERVICES AVAILABLE** |
| Radio repeater station site<br>- | Electricity |

### BUILDINGS

| | | | | | | |
|---|---|---|---|---|---|---|
| **#** | **STORIES** | **GROSS AREA** | **RENTABLE AREA** | **USABLE AREA** | **CONSTRUCTION DATE** | **HERITAGE DESIGNATION** |
| 1 | 1 | 11.9 $m^2$ | - | 11.0 $m^2$ | 1982 | None |

| | | | | |
|---|---|---|---|---|
| | **BUILDING MATERIAL** | **MAJOR RENOVATIONS** | **OBSERVED CONDITION** | **REMAINING LIFE** |
| 1 | Wood frame/ aluminum siding | None | Good | 20 years |

| | | | | | |
|---|---|---|---|---|---|
| | **OCCUPANTS** | **RENTABLE AREA** | **TERM** | **USE** | **#EMPLOYEES** |
| 1 | RCMP | - | - | Radio shelter | 0 |

### OTHER STRUCTURES

| | | | |
|---|---|---|---|
| **TYPE** | **SIZE** | **CONDITION** | **USE** |
| Concrete base tower | 15.2 m high | Good | Telecommunications (microwave repeater) |

### SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING** | **LAND USE** | **DENSITY** |
| R-Rural, RCI - Rural Commercial & Industrial | Research laboratory, undeveloped | Low |

| | |
|---|---|
| **TRENDS** | **PLANNED CHANGE** |
| Stable | Provincial outer ring road (west of site) |

### OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS** | **ACCESS** | **PARKING** |
| Elevated site, initial link between RCMP Divisional HQ (Site 105, Building 306) and radio repeater network | Adequate for servicing | Adequate for servicing |

| | |
|---|---|
| **HANDICAPPED SERVICES** | **PLANNED ACTIVITIES** |
| Not required | None |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES** | **GROSS INCOME** | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES** |
| $625 (1984/85) | $0 | | No grant paid (no federal land) |

### ADDITIONAL INFORMATION

*This radio facility is located on a 8.57 ha parcel of land that was transferred to the Province under P.C. 1970-746 dated 28 April 1970.

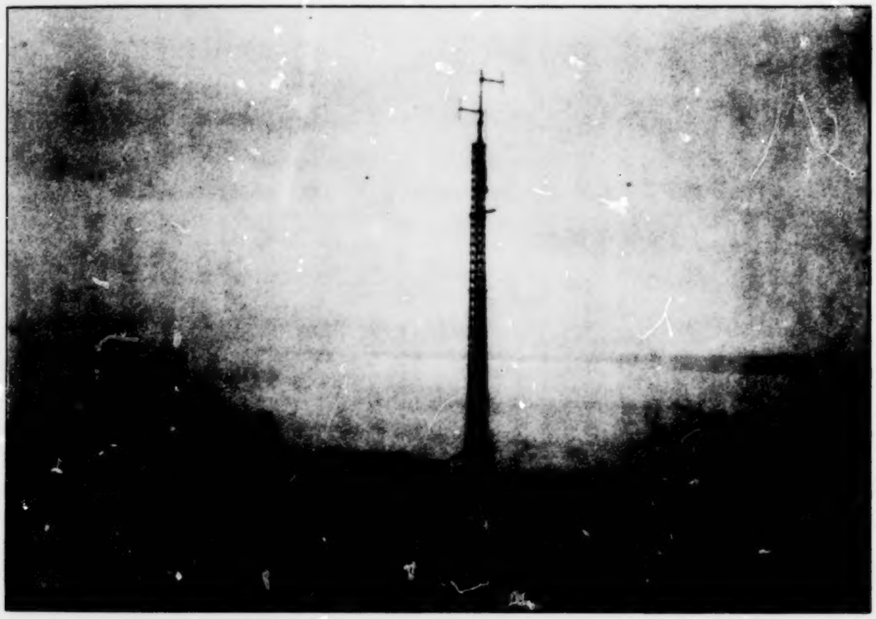
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

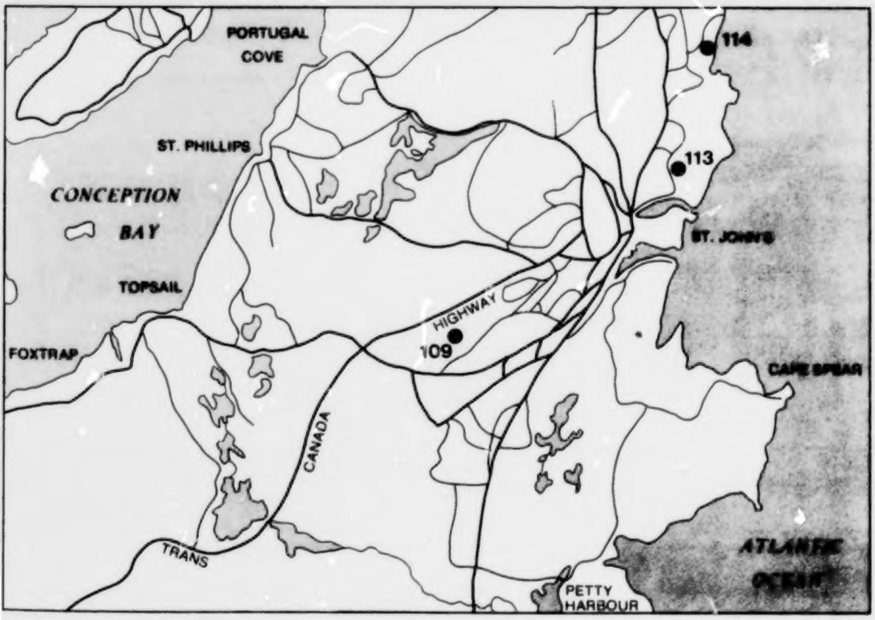
| |
|---|
| Site 114 |

[illegible]
[illegible]

St. John's Area
Secteur de St. John's

| |
|---|
| OWNER PROPRIÉTAIRE<br>RCMP / GRC |
| CRPI RIC<br>1001515 006 RCM0 30877 |
| STUDY YEAR ANNÉE D'ÉTUDE<br>1986 |




PORTUGAL
COVE
114
ST. PHILLIPS
113
CONCEPTION
BAY
ST. JOHN'S
TOPSAIL
HIGHWAY
109
FOXTRAP
CAPE SPEAR
CANADA
TRANS
ATLANTIC
OCEAN
PETTY
HARBOUR

## LEGEND / LÉGENDE

| | |
|---|---|
| FEDERAL PROPERTY | PROPRIÉTÉ FÉDÉRALE |
| STRUCTURE | STRUCTURE |
| LAND | TERRAIN ■ |

SCALE ÉCHELLE 1:250,000

0 2500

# PROPERTY DESCRIPTION (114) RCMP RADIO REPEATER STATION, LOGY BAY, ST. JOHN'S METROPOLITAN AREA

## SITE

| | | | |
|---|---|---|---|
| **AREA**<br>0.34 ha* | **DIMENSIONS**<br>Irregular | **LEGAL DESCRIPTION**<br>N/A | **ACQUISITION DATE/COST**<br>1983/$6,000 |

| | |
|---|---|
| **ZONING**<br>C-Conservation | **PHYSICAL CHARACTERISTICS**<br>Hilltop location; cleared area; site adjacent to a World War II USAF Command Post installation |
| **USE**<br>Radio repeater station site<br>35% building/tower/access/buffer, 65% undeveloped | **SERVICES AVAILABLE**<br>Electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 11.9 $m^2$ | - | 11.0 $m^2$ | 1982 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Wood frame/ aluminum siding | None | Good | 16 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | RCMP | - | - | Radio shelter | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Concrete base tower | 15.2 m high | Good | Telecommunications (microwave repeater) |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING**<br>C-Conservation | **LAND USE**<br>Former military installation (concrete bunkers); undeveloped | **DENSITY**<br>Low |

| | |
|---|---|
| **TRENDS**<br>Stable, remote area | **PLANNED CHANGE**<br>None |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS**<br>Elevated site in line with other radio repeaters; tower fall buffer area; large cleared area for servicing by helicopter | **ACCESS**<br>Adequate for servicing (on-site helicopter landing area) | **PARKING**<br>Adequate for servicing |

| | |
|---|---|
| **HANDICAPPED SERVICES**<br>Not required | **PLANNED ACTIVITIES**<br>None |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES**<br>$301 (1984/85) | **GROSS INCOME**<br>$0 | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES**<br>No grant paid (no grant requested) |

## ADDITIONAL INFORMATION

*The property was acquired from the Province of Newfoundland and is subject to a reversionary clause.

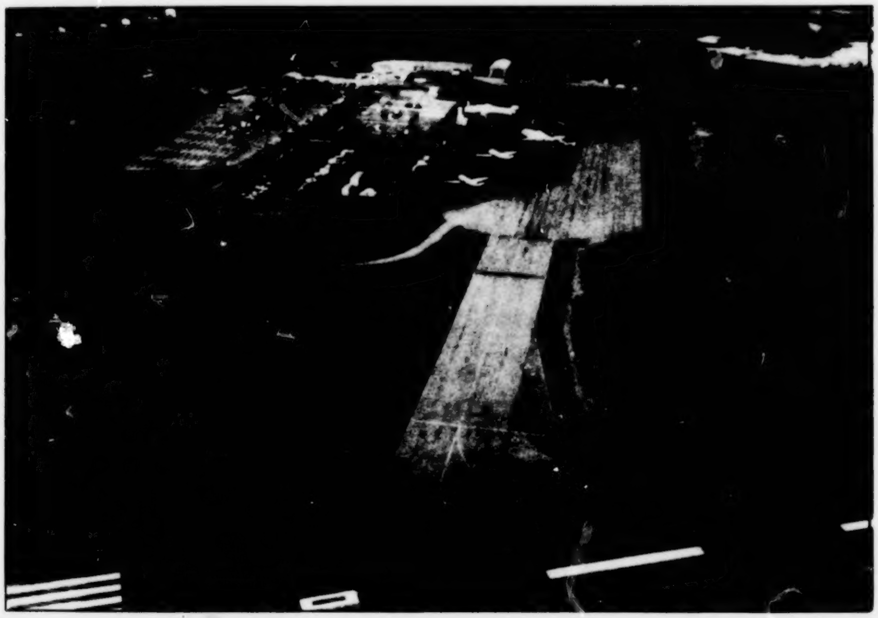
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

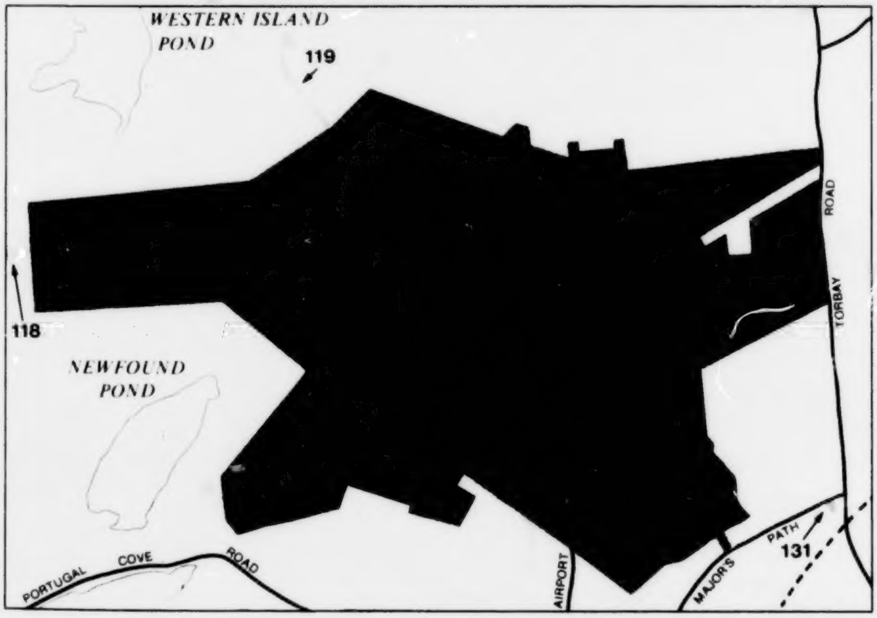
Site 115

**St. John's Airport**
**Aéroport de St. John's**

Airport Road, St. John's
Chemin de l'Aéroport, St. John's

| | |
|---|---|
| OWNER/PROPRIÉTAIRE | TC/TC |
| CRPI/RIC | 1001509 006 MOT0 00339 |
| STUDY YEAR/ANNÉE D'ÉTUDE | 1986 |




WESTERN ISLAND POND
119
118
NEWFOUND POND
PORTUGAL COVE ROAD
AIRPORT
MAJOR'S PATH
131
TORBAY ROAD

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▨ |

SCALE/ÉCHELLE 1:37,500

0 375
m

## PROPERTY DESCRIPTION (115) TC ST. JOHN'S AIRPORT, ST. JOHN'S

### SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 631.86 ha(plus 20.7 ha Ease.)* | Irregular | N/A | 1940,1964,1970/$98,000 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| RCI-Rural Commercial and Institutional<br>IAV-Industrial Aviation | Large, relatively level open area |

| USE | SERVICES AVAILABLE |
|---|---|
| National Airport 2% buildings, 45% runways/taxiways, 8% general aviation area, 45% vacant(excess/buffer) | Water, sewer, electricity |

### BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 27 | | | | | | |

| BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|
| | | | |

| OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|
| | | | | 135 (federal)<br>379 (province & private sector) |

### OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Runway 02-20 | 1 532 m x 46 m | Good | Aircraft landing strip |
| Runway 16-34 | 2 134 m x 61 m | Good | Aircraft landing strip |
| Runway 11-29 | 2 591 m x 61 m | Good | Aircraft landing strip |

### SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| IA-Indust.Airport,CI-Comm. Ind.,RU-Res. Urbanizing** | Industrial, residential, commercial, agriculture, undeveloped | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Industrial development east of airport, some residential growth along Portugal Cove Road area | Outer ring road south of Major's Path; Penetanguishene Bypass north of Portugal Cove Road; Industrial development (east) |

### OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Large, level development area; good ground access | Good by air, fair by car and bus | Public-411 spaces<br>Employee/rental-97 spaces |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Air Terminal Building is fully accessible | New $17 million 9000 $m^2$ ATB; new Government Services Building (2263 $m^2$ net); taxiway extension between Hangars 2 and 3; land acquisition (3 parcels) |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $2,044,071(1980/81) (excl.salaries/deprec.) | $2,708,000(1980/81) | $7,899,100(MGPV)(1984) | $136,203 (1984) |

### ADDITIONAL INFORMATION

*31 easements in favour of TC are grouped as follows: 2.93 ha (Rwy. 17); 4.0 ha (Rwy. 20); 4.85 ha (Rwy. 26) 5.38 ha (Rwy. 34); 3.54 ha (Rwy.02). **RCI-Rural Commercial & Industrial, O-Open Space; A-agriculture (St. John's Metropolitan Area); Ag-Agriculture (Town of Torbay).

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 5132.0 $m^2$ | 4777.0 $m^2$ | 4777.0 $m^2$ | 1956 | None |
| 1 | 1 | 182.0 $m^2$ | - | 169.0 $m^2$ | -- | None |
| 1 | 1 | 89.5 $m^2$ | - | 87.2 $m^2$ | 1982 | None |
| 1 | 1 | 70.4 $m^2$ | - | 68.3 $m^2$ | 1942 | None* (* Subject |
| 1 | 1 | 16.5 $m^2$ | - | 15.6 $m^2$ | 1980 | None to FHBRO |
| 1 | 1 | 441.8 $m^2$ | - | 436.6 $m^2$ | 1942 | None* review) |
| 1 | 1 | 10.5 $m^2$ | - | 10.0 $m^2$ | 1980 | None |
| 1 | 1 | 12.0 $m^2$ | - | 11.2 $m^2$ | 1980 | None |
| 1 | 1 | 225.7 $m^2$ | - | 222.0 $m^2$ | 1955 | None |
| 1 | 1 | 16.7 $m^2$ | - | 15.7 $m^2$ | 1959 | None |
| 1 | 1 | 423.1 $m^2$ | - | 418.0 $m^2$ | 1976 | None |
| 1 | 1 | 21.7 $m^2$ | - | 20.6 $m^2$ | 1958 | None |
| 1 | 1 | 20.7 $m^2$ | - | 19.6 $m^2$ | 1969 | None |
| 1 | 1 | 16.5 $m^2$ | - | 15.5 $m^2$ | 1969 | None |

|  | BUILDING MATERIAL | MAJOR RENOVATIONS | CONDITION | REMAINING ECONOMIC LIFE |
|---|---|---|---|---|
| 1 | Steel/brick | Adds/modifications 1967,1971,1973-75 | Good | 10-15 years |
| 1 | Concrete/brick | None | Good | 15 years |
| 1 | Metal trailer w/shingle roof | None | Good | 20 years |
| 1 | Wood | None | Fair | years |
| 1 | Wood | None | Good | 15 years |
| 1 | Wood | None | Poor | 0 years |
| 1 | Wood | None | Good | 10 years |
| 1 | Wood | None | Good | 10 years |
| 1 | Wood | 1982 | Good | 20 years |
| 1 | Brick/concrete block | None | Poor | 0 years |
| 1 | Steel/concrete | None | Good | 25 years |
| 1 | Metal/concrete | None | Fair | 5 years |
| 1 | Wood (trailer) | None | Good | 10 years |
| 1 | Wood trailer | None | Good | 10 years |

|  | OCCUPANTS | RENTABLE AREA | TERM | USE |
|---|---|---|---|---|
| 1 | Various | 4777 $m^2$ | Annual | Air Terminal Building (T-26) |
| 1 | TC | - |  | Maintenance Building |
| 1 | TC | - | - | Civil Aviation Trailer (in storage) |
| 1 | TC | - | - | Storage (T-55) |
| 1 | TC | - | - | Contractors storage shed |
| 1 | TC | - | - | Marine Aeradio - Runway (T-7) |
| 1 | TC | - | - | ILS Localizer, Runway 16 (T-19) |
| 1 | TC | - | - | ILS Glide Path, Runway 16 (T-20) |
| 1 | TC | - | - | Project Team Building (T-24) |
| 1 | TC | - | - | Air Terminal Building Pumphouse (old) (T-27) |
| 1 | TC | - | - | Regulator Structure Building (T-29) |
| 1 | TC | - | - | Incinerator Terminal (T-85) |
| 1 | TC | - | - | ILS Localizer Building Runway 29 (T-49) |
| 1 | TC | - | - | ILS Glide Path Building, Runway 29 (T-87) |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 10.8 $m^2$ | - | 10.0 $m^2$ | 1980 | None |
| 1 | 1 | 10.0 $m^2$ | - | 9.3 $m^2$ | 1980 | None |
| 1 | 1 | 10.1 $m^2$ | - | 9.4 $m^2$ | 1982 | None |
| 1 | 2 | 4297.0 $m^2$ | 4281.0 $m^2$ | 4281.0 $m^2$ | 1943 | None* (* Subject to FHBRO review) |
| 1 | 1 | 3861.5 $m^2$ | 3846.0 $m^2$ | 3846.0 $m^2$ | 1943 | None* |
| 1 | 1 | 551.8 $m^2$ | - | 546.0 $m^2$ | 1942 | None* |
| 1 | 1 | 71.6 $m^2$ | N/A | 69.5 $m^2$ | 1942 | None* |
| 1 | 1 | 6.6 $m^2$ | N/A | 6.0 $m^2$ | 1965 | None |
| 1 | 1 | 10.8 $m^2$ | N/A | 10.0 $m^2$ | 1980 | None |
| 1 | 4 | 942.6 $m^2$ | N/A | 935.0 $m^2$ | 1973 | None |
| 1 | 1 |  | N/A |  | 1976 | None |
| 1 | 1 | 2645.0 $m^2$ | N/A | N/A | 1985 | None |
| 1* | 1 to 2 | 23.39 ha | 23.39 ha | 23.39 ha | N/A | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | CONDITION | REMAINING ECONOMIC LIFE |
|---|---|---|---|---|
| 1 | Wood | None | Good | 15 years |
| 1 | Wood | None | Good | 15 years |
| 1 | Wood | None | Good | 15 years |
| 1 | Steel structure | None | Fair | 10 years |
| 1 | Steel structure | None | Fair | 11 years |
| 1 | Wood | None | Fair | 10 years |
| 1 | Wood | None | Poor | 5 years |
| 1 | Urethane | None | Good | 11 years |
| 1 | Metal (trailer) | None | Good | 15 years |
| 1 | Concrete | None | Good | 25 years |
| 1 | Concrete | None | Good | 25 years |
| 1 | Concrete block | None | Very good | 30 years |
| 1* | Wood, steel or concrete |  | Fair to good | Various |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE |
|---|---|---|---|---|
| 1 | TC | - | - | ILS Glide Path Building, Runway 16 |
| 1 | TC | - | - | ILS Localizer Building, Runway 11 |
| 1 | TC | - | - | ILS Glide Path Building, Runway 11 |
| 1 | TC,RCMP,Shell | - | - | Combined services (H-2) |
| 1 | Province | 3846.0 $m^2$ | - | Hanger 3 (H-3) (let to Province) |
| 1 | TC | - | - | Sand shed (No. 14) |
| 1 | TC | - | - | Storage Building (No. 56) |
| 1 | TC | - | - | VHF/DF Building (T-86) |
| 1 | TC/ND | - | - | TACAN Building |
| 1 | TC | - | - | Operations Builidng (T-79) |
| 1 | TC | - | - | Field Electrical Center (T-80) |
| 1 | TC | - | - | Combined Services Building/Firehall (Building 92) |
| 1* | Province, private sector | 23.39 ha | Annual | General aviation and support industries |

*Land area with TC (let) or privately built buildings

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 116 - 123

**Air Navigational Aids**
**Aides à la navigation aérienne**

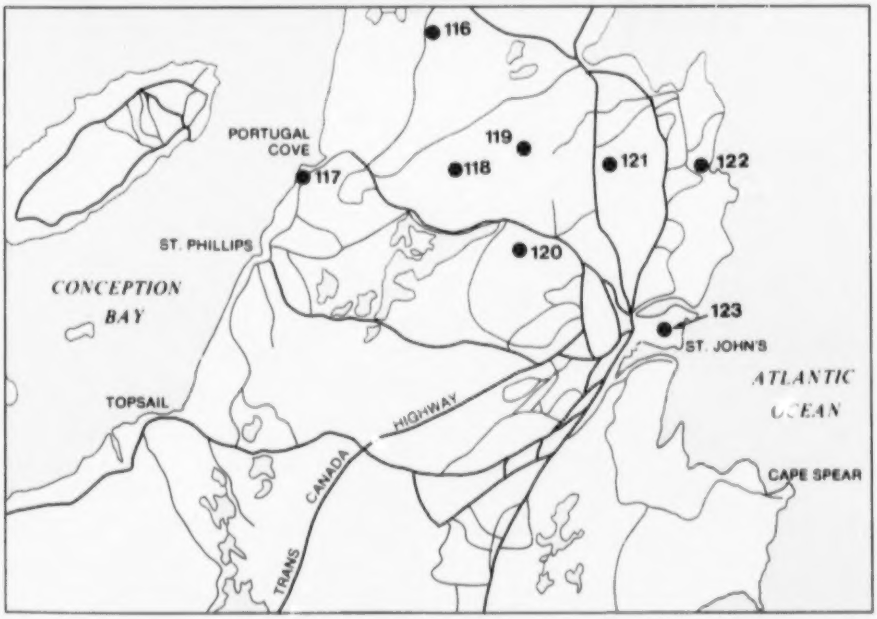
Near St. John's Airport
Près de l'aéroport de St. John's

OWNER PROPRIÉTAIRE
TC TC

CRPI RIC
See text voir texte

STUDY YEAR ANNÉE D'ÉTUDE
1986

Site 116


116
PORTUGAL COVE
117
119
118
121
122
ST. PHILLIPS
120
CONCEPTION BAY
123
ST. JOHN'S
ATLANTIC OCEAN
TOPSAIL
HIGHWAY
CANADA
TRANS
CAPE SPEAR

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |

SCALE ÉCHELLE 1:250,000

0 2500
m

| SITE NUMBER | TITLE | LOCATION | CUSTODIAN | CRPI # | TENURE | SITE AREA (HA) | % WATER | STRUCTURE TYPE | STRUCTURE AREA | USE | O&M (000's) | GRANTS | OPERATIONAL STATUS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 116 | ILS Outer Marker/NDB, Runway 16 | Bauline Line, St. John's Metropolitan Area | TC | Not in the CRPI | 1* | 9.85 | 0 | BU<br>T | 42<br>42m high | 11% structures/ ground radials, 7% access, 6% service area/buffer, 76% undeveloped/ excess | 0 | 0 | *In final stage of acquisition; over 75% is excess to TC requirements. PWC Realty Services advised TC to retain larger property. |
| 117 | ILS Outer Marker/NDB, Runway 11 | Hanlon's Road, Portugal Cove | TC | 1001519006MOT 000396 | 1 | 0.41* | 0 | BU<br>T<br>T | 11<br>24m high<br>3m high | 72% structures/ ground radials, 10% access/ parking; 18% undeveloped/ buffer | 0 | .155 | *Plus a 0.11 ha access ROW easement - used as a public road. |
| 118 | ILS Middle Marker, Runway 11 | 580 m west of St. John's Airport, St. John's Metropolitan Area | TC | 1001509006MOT 000338 | 1 | 1.79 | 0 | BU<br>T | 7<br>3m high | 50% structures/ access, 10% vacant/ buffer | 0 | * | *Grants included with Site 115 (St. John's Airport) |

SL-Slipway R-Retaining Wall SW-Spray Wall M-Mast FP-Fish Plant
BR-Bridge BU-Building P-Platform ST-Storage WH-Winch House

| SITE NUMBER | TITLE | LOCATION | CUSTODIAN | CRPI # | TENURE | SITE AREA (HA) | % WATER | STRUCTURE TYPE | STRUCTURE AREA | USE | O&M (000's) | GRANTS | OPERATIONAL STATUS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 119 | ILS Middle Marker/NDB, Runway 16 | 500 m north of St. John's Airport, Torbay | TC | 1001509006MOT 000337 | 1 | 0.99* | 0 | BU | 7 | 12% structures/ access/ parking, 78% vacant/ buffer | 0 | 0 | *Includes a provincial transfer OIC (0.62 ha) for a 10 m wide access road ROW; no grant requested. |
| 120 | UHF/VHF Receiver | Penetan-guishene Road, St. John's | TC | 1001516006MOT 000323 | 1 | 0.60* | 0 | BU<br>T | 39<br>15m high | 30% structure/ access/ parking, 70% vacant/ buffer | 0 | 144 | *Plus 9.2 ha in easements for access, powerline and clearing. TC has a 50 year lease with the City of St. John's effective 01 June 1979 for access and powerlines; relocation of UHF/VHF Receiver to new site (being acquired) on Bauline Line; Ramp to be built here in 1989. |
| 121 | ILS Middle Marker, Runway 29 | Off Torbay Road, St. John's | TC | 1001509006MOT 00340 | 1 | 1.44* | 0 | BU | 8.5 | 5% structures/ parking, 75% access, 20% vacant/ buffer | 0 | 155 | *Less 10 m wide brook reservation. TC reported surplus 23 August 1982 0.98 ha of the access road. |

SL-Slipway R-Retaining Wall SW-Spray Wall M-Mast FP-Fish Plant
BR-Bridge BU-Building P-Platform ST-Storage WH-Winch House

| SITE NUMBER | TITLE | LOCATION | CUSTODIAN | CRPI # | TENURE | SITE AREA (HA) | % WATER | STRUCTURE TYPE | STRUCTURE AREA | USE | O&M (000's) | GRANTS | OPERATIONAL STATUS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 122 | ILS Outer Marker/NDB, Runway 29 | Marine Drive (Logy Bay), St. John's | TC | 1001515006MOT 000324 . | 1 | 1.18 | 0 | BU<br>T | 34<br>24 m high | 25% structures, 35% access/ parking, 40% vacant/ buffer | 0 | 0 | No grant requested; an access easement in perpetuity for 0.13 ha was granted to the former owners in August 1980. |
| 123 | Back Beam Marker/NDB, Runway 34 | George's Pond (off Signal Hill Road), St. John's | TC | 1001519006MOT 000395 | 1 | 0.32 | 0 | BU<br>T | 24<br>33 m high | 90% structures/ ground radials, 5% access, 5% vacant/ buffer | 0 | 104 | Property surrounded by Parks Signal Hill NHP; building replacement planned by 1990. |

SL-Slipway R-Retaining Wall SW-Spray Wall M-Mast FP-Fish Plant
BR-Bridge BU-Building P-Platform ST-Storage WH-Winch House

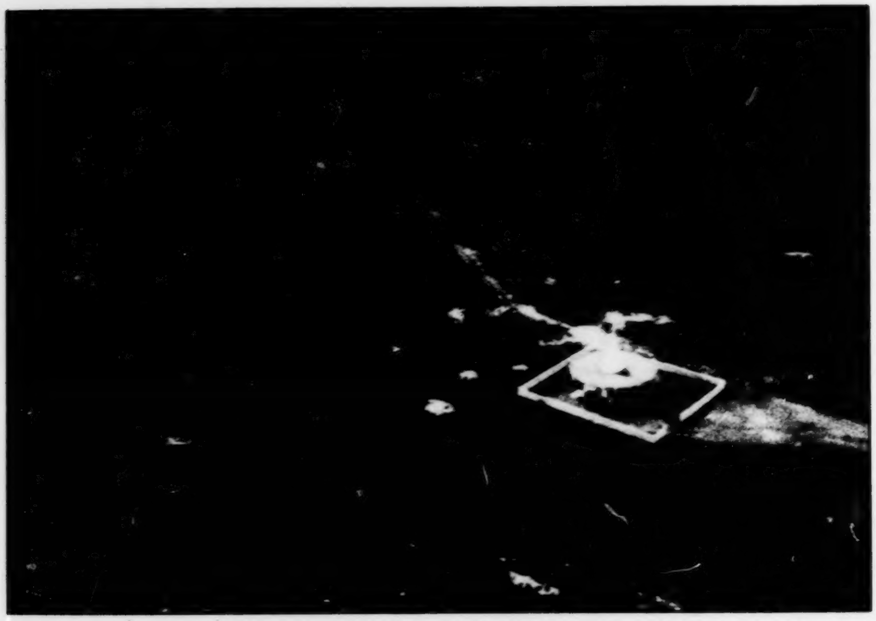
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

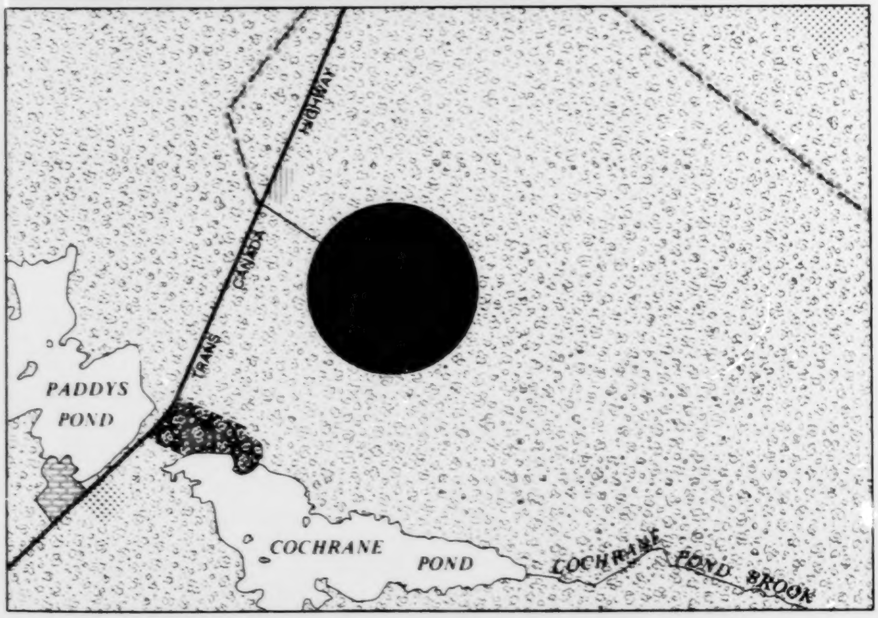
Site 124

## VOR-DME Site
## Emplacement d'un VOR-DME

Trans Canada Highway near Cochrane Pond Provincial Park, St. John's
Route Transcanadienne, près du parc provincial de Cochrane Pond, St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | TC / TC |
| CRPI RIC | 1001515 006 MOT0 00357 |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |





SCALE ÉCHELLE 1:50,000

0 500
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▢ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ▒ |
| AGRICULTURE | AGRICULTURE | ☐ |

## PROPERTY DESCRIPTION

(124)

TC VOR, ST. JOHN'S METROPOLITAN AREA

### SITE

| | | | |
|---|---|---|---|
| **AREA**<br>117.42 ha | **DIMENSIONS**<br>Circular**<br>(1219 m diameter) | **LEGAL DESCRIPTION**<br>N/A | **ACQUISITION DATE/COST**<br>1966/$0* |

| | |
|---|---|
| **ZONING**<br>AF-Agriculture/Forestry | **PHYSICAL CHARACTERISTICS**<br>244 m hill top; cleared inner area, wooded outer zone; 60 m drop in elevation to 'base' of property |
| **USE**<br>Air navigational aid 1% structures/compound, 49% restrictive 'easement', 50% restricted development zone | **SERVICES AVAILABLE**<br>Electricity |

### BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 49.6 $m^2$ | 48.0 $m^2$ | 48.0 $m^2$ | 1964 | None |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Wood and metal | None | Fair | 4 years |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | TC | 48.0 $m^2$ | - | Omnidirectional transmitter (T-44) | 0 |

### OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Wooden picket fence | 73 m x 1.4 m high | Fair to good | Compound fencing |

### SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| AF-Agr/Forestry, A-Agr, W-Watershed, R-Rural | Commercial (hotel), residential, undeveloped | Nil to Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable rural area | None |

### OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Elevated site with a 305 m restricted 'easement' area and an additional 305 m restricted development area | Adequate for servicing | Adequate for servicing |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | Roof replacement within 4 years (1989/90 schedule) |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| Minimal | $0 | Nominal | No grants paid (no grant requested) |

### ADDITIONAL INFORMATION

*Subject to a provincial reversionary clause.

**0.3 ha compound within a 1.49 ha square inner zone surrounded by two 305 m circular (restrictive) rings.

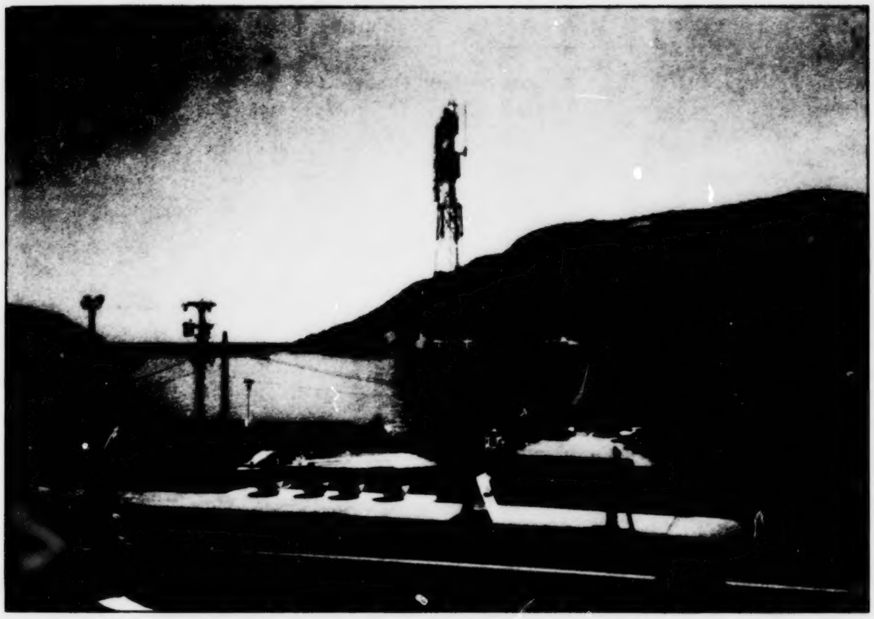
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 125 - 128

**Marine Nav Aids**
**Aides à la navigation maritime**

St. John's Area
Secteur de St. John's

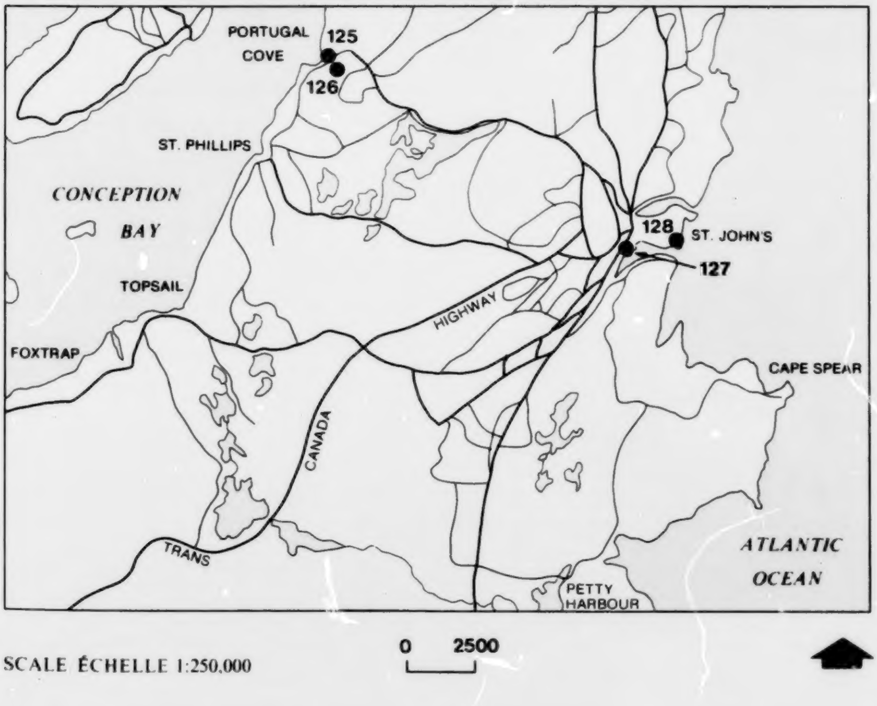
| | |
|---|---|
| OWNER PROPRIÉTAIRE | TC/TC |
| CRPI RIC | See text/voir texte |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |



Site 127

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |


PORTUGAL
COVE
125
126
ST. PHILLIPS
CONCEPTION
BAY
TOPSAIL
FOXTRAP
128
ST. JOHN'S
127
HIGHWAY
CANADA
TRANS
CAPE SPEAR
ATLANTIC
OCEAN
PETTY
HARBOUR

SCALE ÉCHELLE 1:250,000

0 2500

| SITE NUMBER | TITLE | LOCATION | CUSTODIAN | CRPI # | TENURE | SITE AREA (HA) | % WATER | STRUCTURE TYPE | STRUCTURE AREA | USE | O&M (000's) | GRANTS | OPERATIONAL STATUS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 125 | Front Range Light, Portgual Cove | Beachy Cove Road, Portugal Cove | TC | 1001502006MOT 100328 (CCG No. 495) | 5 | - | 0 | M | 5.8m high | - | 0 | 0 | Structure built on non-federal land; planned F&O acquisition will result in federal ownership of this site. |
| 126 | Rear Range Light, Portugal Cove | Beach Cove Road, Portugal Cove | TC | 1001502006MOT 100327 (CCG No. 496) | 5 | - | 0 | M | 3.6m high | - | | | Structure built on non-federal land within road ROW. |
| 127 | Front Range Light, St. John's Harbour | 79 Water Street East, St. John's | TC | 1001519006MOT 100397 (CCG No. 504) | 1 | 9 $m^2$ | 0 | T | 25.9m high | 100% tower base/ perimeter fence | 0 | 0 | Considered part of Harbourside Park letting (no grant paid) |
| 128 | North Head Light | Located on Parks Signal Hill NHP, St. John's | TC | 1001519006MOT 100399 (CCG No. 505.5) | 4 | - | 0 | M | 1.2m high | Area not defined. | 0 | * | *Grants included with Site 48 (Parks Signal Hill NHP), access by helicopter only. |

SL-Slipway R-Retaining Wall SW-Spray Wall M-Mast FP-Fish Plant
BR-Bridge BU-Building P-Platform ST-Storage WH-Winch House

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 129

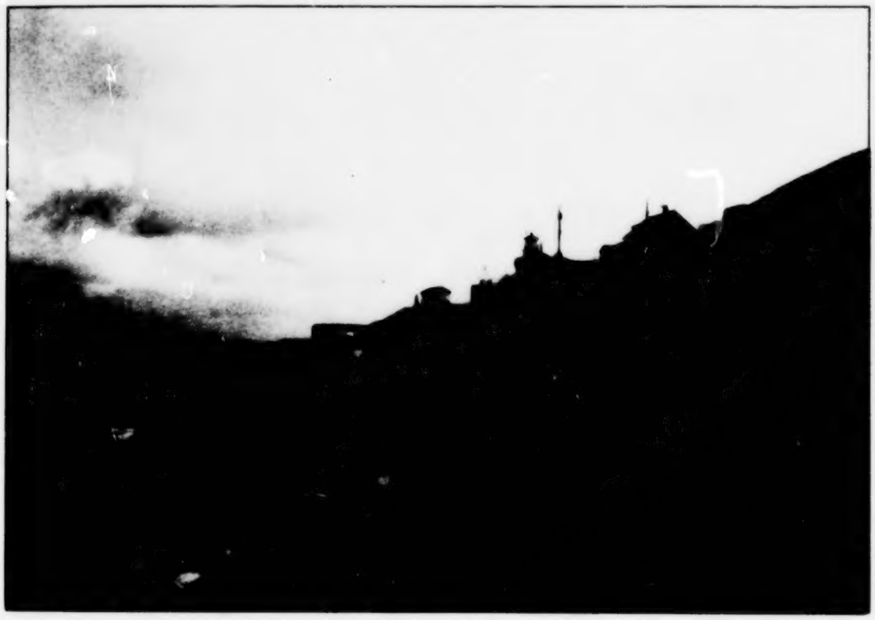
**Fort Amherst Light Station**
**Phare de Fort Amherst**

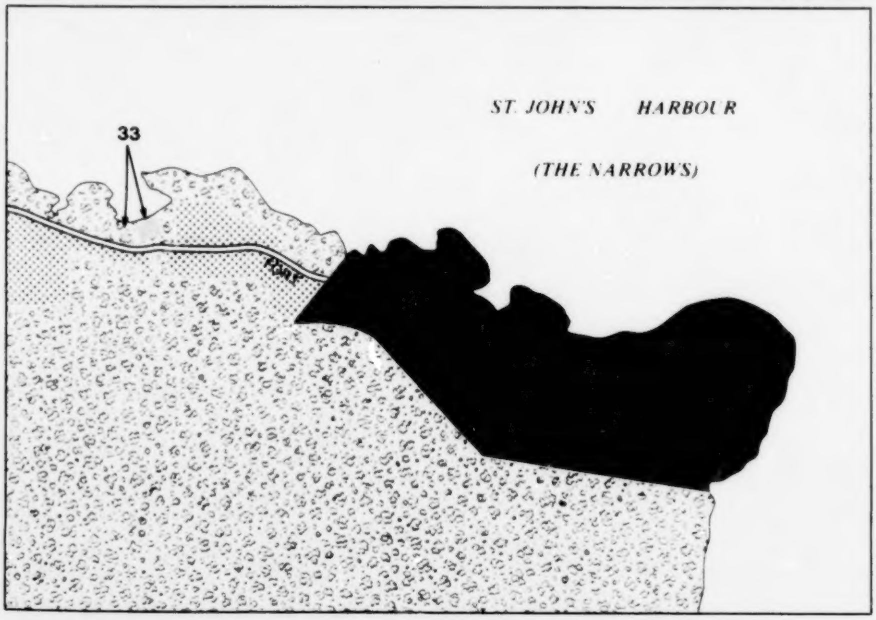
Fort Amherst Road (South Head), St. John's
Chemin de Fort Amherst (South Head), St. John'

OWNER PROPRIÉTAIRE
TC/TC

CRPI RIC
1001515 007 DOE2 00344

STUDY YEAR ANNÉE D'ÉTUDE
1986





## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▢ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ⁘ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ▦ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE ÉCHELLE 1:4800

0 48
m

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 3.45 ha | Irregular | N/A | 1951*/N/A |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| OR - Open Space Reserve | Steep rugged coastal location on the south side of the entrance to St. John's Harbour |

| USE | SERVICES AVAILABLE |
|---|---|
| Marine navigational aid/dwelling/historic monument/WWI ruins<br>50% light station/access, 15% World War I ruins, 35% undeveloped | Electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 22.3 $m^2$ | - | 21.2 $m^2$(E) | 1970 | None |
| 1 | 1 | 32.7 $m^2$ | - | 31.1 $m^2$(E) | 1949 | None |
| 1 | 2 | 81.1 $m^2$ | 73.0 $m^2$(E) | 73.0 $m^2$(E) | 1949 | None |
| 1 | 1 | 66.9 $m^2$ | 60.0 $m^2$(E) | 60.0 $m^2$(E) | 1951 | None |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | (All) | None | Good | 20 years |
| 1 | Wood frame | None | Fair | 10 years |
| 1 | | None | Fair | 10 years |
| 1 | | None | Fair | 10 years |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | TC | - | - | Fog alarm building | 0 |
| 1 | TC | - | - | Garage | 0 |
| 1 | TC | 73.0 $m^2$(E) | - | Dwelling (vacant) | 0 |
| 1 | TC personnel | 60.0 $m^2$(E) | Monthly | Dwelling | 0 |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Light tower | 5.2 m high | Poor (altered 1980) | Navigational aid (CCG No. 506) |
| Cairn (Parks) | 2.0 m (E) high | Good | Historic monument |
| Bunkers/shed | N/A | Ruins | World War I ruins |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| OR - Open Space Reserve | Strip residential along Fort Amherst Road, undeveloped | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable area | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Site specific (light/fog alarm), no other requirement | Fair by road | 3 spaces<br>(plus garage) |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | None |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| Minimal | $0 (residential rent) | $109,700 (MGPV) (1984) | $1,281 (1984) |

## ADDITIONAL INFORMATION

*The 1st lighthouse was established here in 1813. The property's strategic location resulted in various military installations being built at South Head up until World War I. It is assumed that under the Terms of Union with Nfld., this was one of the properties turned over to Canada & placed under the admin. of TC.

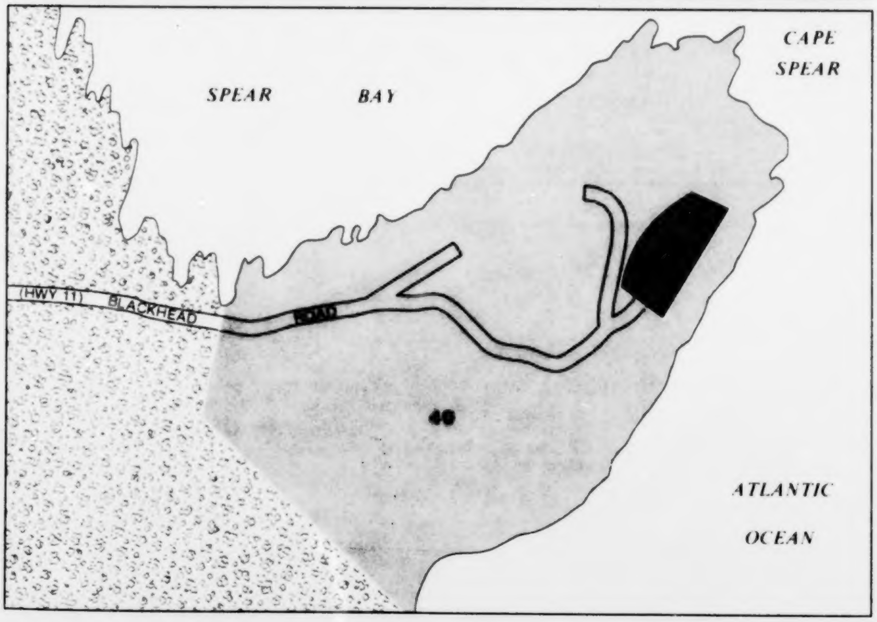
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

**Site 130**

[illegible]

Blackhead Road, St. John's Metropolitan Area
Chemin Blackhead, zone métropolitaine de St. John's

| | |
|---|---|
| OWNER PROPRIÉTAIRE | TC / TC |
| CRPI RIC | 1001515 007 MOT1 00358 |
| STUDY YEAR ANNÉE D'ÉTUDE | 1986 |



## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▒ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ⬚ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▦ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | ☐ |

SCALE ÉCHELLE 1:4800

0 48
m

# PROPERTY DESCRIPTION (130) TC CAPE SPEAR LIGHT STATION, ST. JOHN'S METROPOLITAN AREA

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 2.83 ha | Irregular | N/A | 1959/$1,000 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| O - Recreational Open Space | Rugged, rocky, barren coastline; steep slope to ocean, summit relatively level |

| USE | SERVICES AVAILABLE |
|---|---|
| Light station/marine navigational aid<br>50% structures/access/buffer, 50% vacant/undevelopable | Electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 47.0 $m^2$ | - | 44.0 $m^2$(E) | 1951 | None |
| 1 | 1 | 9.0 $m^2$ | - | 8.0 $m^2$(E) | 1955 | None |
| 1 | 1½ | 85.0 $m^2$ | 76.0 $m^2$(E) | 76.0 $m^2$(E) | 1952 | None |
| 1 | 1 | 25.0 $m^2$ | - | 23.0 $m^2$(E) | 1951 | None |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | (All) Wood frame | None | Fair | 10 years |
| 1 | | None | Fair | 5 years |
| 1 | | None | Fair | 15 years |
| 1 | | None | Good | 20 years |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | TC | - | - | Fog alarm | 1 |
| 1 | TC | - | - | Storage shed | |
| 1 | TC personnel | 76.0 $m^2$ | - | Dwelling | |
| 1 | TC | - | - | Beacon building | |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Concrete octagonal light tower | 10.7 m high | Good | Marine navigational aid |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| O-Recreational Open Space, R-Rural, C-Conservation | Parks Cape Spear National Historic Park (Site 49), undeveloped | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable area | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Site specific (light/fog alarm) | Good by road | Adequate for use |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | TC studying possibility of an automated light (date unknown) |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $8,000 (1984) | None | $169,900 (MGPV)(1984) (includes Site 49) | Included with Site 49 |

## ADDITIONAL INFORMATION

In early 1800's, the Prince of the Netherlands, through the British government, gave the Cantwell family the exclusive permanent right to man the Cape Spear Light for saving a member of the Dutch royalty.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 131

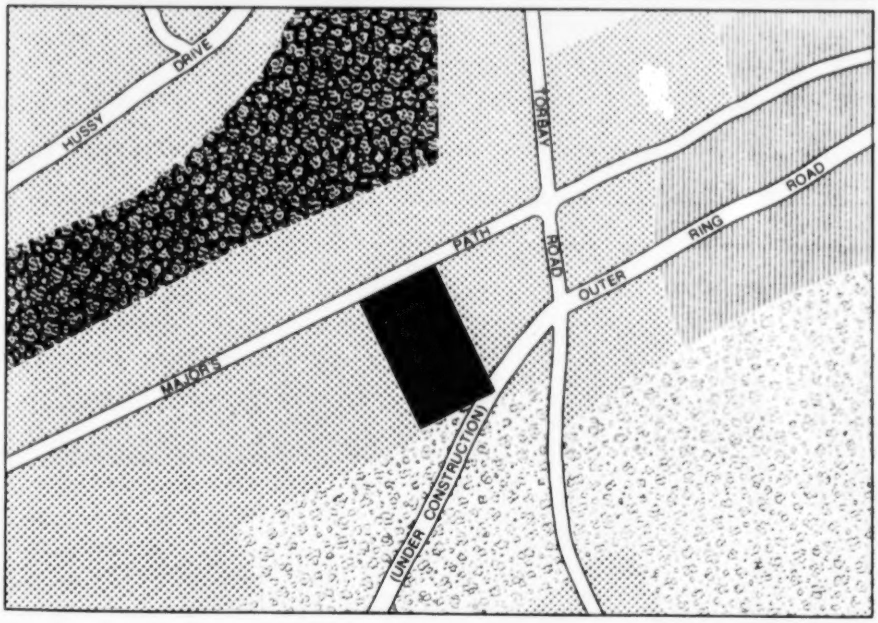
**Saint John's Marine Radio**
**Radio pour les communications maritimes de St. John's**

17 Major's Path, St. John's
17, allée Major's, St. John's

OWNER PROPRIÉTAIRE
TC/TC

CRPI RIC
1001509 006 MOT1 23939

STUDY YEAR ANNÉE D'ÉTUDE
1986



## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ▭ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ⁘ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ⁙ |
| AGRICULTURE | AGRICULTURE | ☐ |

SCALE/ÉCHELLE 1:4800

0 48
m

## PROPERTY DESCRIPTION (131) TC ST. JOHN'S MARINE RADIO, ST. JOHN'S

### SITE

| | | | |
|---|---|---|---|
| **AREA** | **DIMENSIONS** | **LEGAL DESCRIPTION** | **ACQUISITION DATE/COST** |
| 0.59 ha | 96.5 m x 60.8 m | N/A | 1944/N/A |

| | |
|---|---|
| **ZONING** | **PHYSICAL CHARACTERISTICS** |
| RCI - Rural Commercial and Industrial | Level, fenced, completely developed site |

| | |
|---|---|
| **USE** | **SERVICES AVAILABLE** |
| Canadian Coast Guard radio site 15% building/storage, 20% parking/access, 15% lawn, 25% tower area, 25% vacant/buffer | Well water, septic tank, electricity |

### BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 390 $m^2$ | - | 351 $m^2$ (E) | 1982 | None |

| | | | | |
|---|---|---|---|---|
| | **BUILDING MATERIAL** | **MAJOR RENOVATIONS** | **OBSERVED CONDITION** | **REMAINING LIFE** |
| 1 | | None | Good | 48 years |

| | | | | | |
|---|---|---|---|---|---|
| | **OCCUPANTS** | **RENTABLE AREA** | **TERM** | **USE** | **#EMPLOYEES** |
| 1 | TC | - | - | Marine radio station | 14 |

### OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Steel tower | 24.4 $m^2$ high | Good | Radio receiver |

### SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING** | **LAND USE** | **DENSITY** |
| IA-Ind. Aviation, CI-Comm. Ind.,RCI-Rural Comm.& Ind. | Strip residential, commercial, body shop | Low |

| | |
|---|---|
| **TRENDS** | **PLANNED CHANGE** |
| New highway south of property; continued commercial/industrial growth along Torbay Road | Outer ring road expected to be completed within five years |

### OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS** | **ACCESS** | **PARKING** |
| Site with adequate buffer for radio tower; good access | Fair to good by road | 27 spaces. limited roadside parking |

| | |
|---|---|
| **HANDICAPPED SERVICES** | **PLANNED ACTIVITIES** |
| Entrance ramp, washroom | Second storey addition (proposal) (1988/89, $250,000) |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES** | **GROSS INCOME** | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES** |
| $53,000 (1984/85) | $0 | $279,400 (MGPV) (1984) | $6,203 (1984) |

### ADDITIONAL INFORMATION

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 132

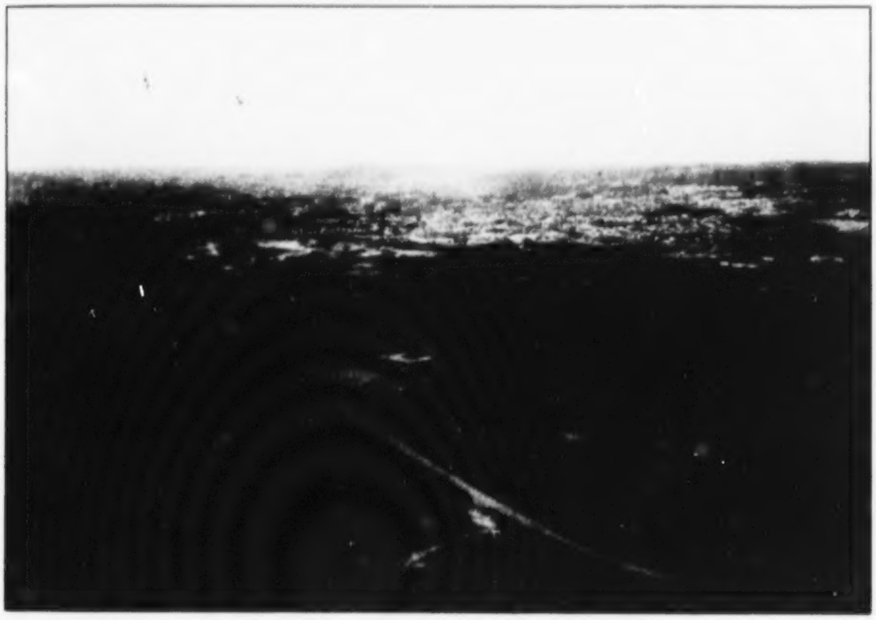
**Marine/Aeradio Transmitter**
**Émetteur radioaéronautique et maritime**

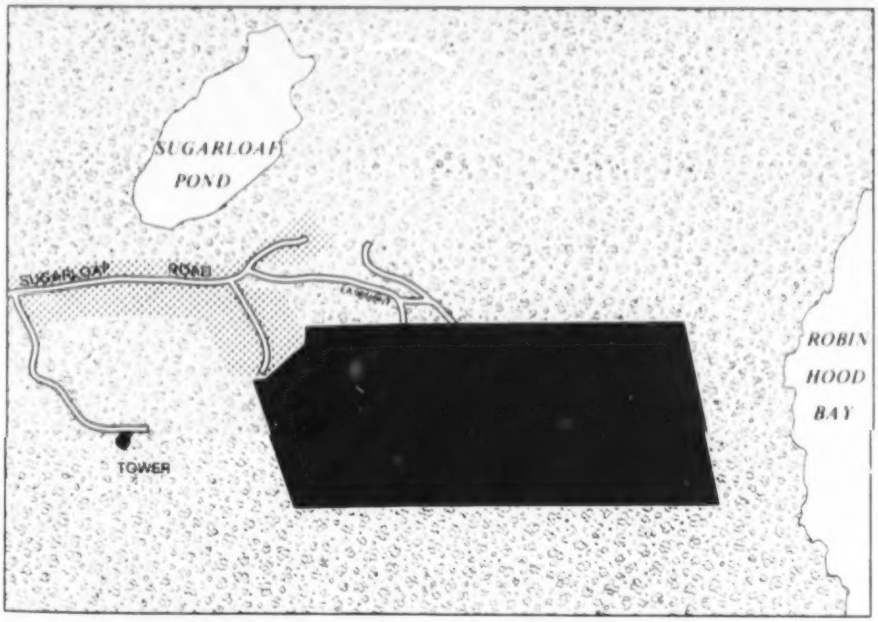
Sugarloaf Road (Robin Hood Bay), St. John's
Chemin Sugarloaf (Baie de Robin Hood), St. John's

OWNER PROPRIÉTAIRE
TC TC

CRPI RIC
1001515 006 MOTO 00321

STUDY YEAR ANNÉE D'ÉTUDE
1986





SCALE ÉCHELLE 1:11,500

0 115
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | ☐ |
| RESIDENTIAL | RÉSIDENTIEL | ▒ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▦ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▩ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | ☐ |

# PROPERTY DESCRIPTION

(132) TC MARINE/AERADIO TRANSMITTER, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 23.21 ha* | Irregular | N/A | 1960,1966/$10,000 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| O - Open Space | Hill top location; rugged coastline and uplands |

| USE | SERVICES AVAILABLE |
|---|---|
| Marine/aeradio transmitter site<br>80% buildings/towers/buffer/access/expansion, 20% vacant/excess | Electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1 | 300.0 $m^2$ | - | 270.0 $m^2$(E) | 1982 | None |
| 1 | 1 | 6.6 $m^2$ | - | 6.0 $m^2$(E) | 1962 | None |
| 1 | 1 | 9.7 $m^2$ | - | 8.9 $m^2$(E) | 1962 | None |

| | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Masonry/metal clad | None | Good | 25 years |
| 1 | Wood | None | Good | 15 years |
| 1 | Wood | None | Good | 15 years |

| | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | TC/CATA* | - | - | Transmitter building | 0 |
| 1 | *Canadian Air | | | Antenna tuning building | |
| 1 | Transportation | | | Antenna tuning building | |
| | Administration | | | | |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Metal towers (6) | 29 to 50 m high | Fair | Radio transmitters |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| O - Open Space<br>RR - Rural Residential | Strip residential, undeveloped | Low |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable rural area | None |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Elevated location for clear transmission | Adequate for servicing | Adequate for servicing |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Not required | Tower relocation (1987/88; $50,000) |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $31,000 (1984) | $0 | $171,000 (MGPV) (1984) | $2,942 (1984) |

## ADDITIONAL INFORMATION

*Access to the site is via 1.15 ha easement from Sugarloaf Road

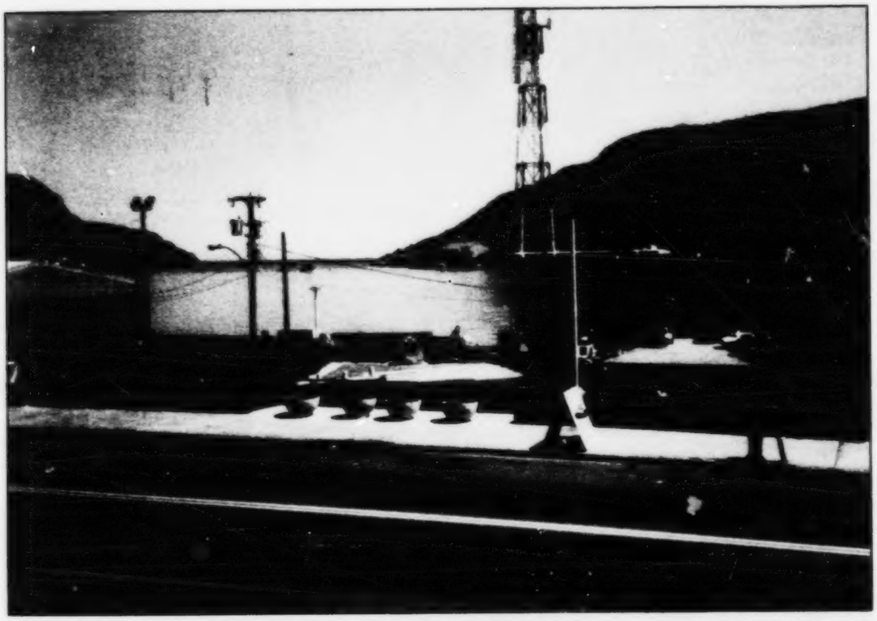
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

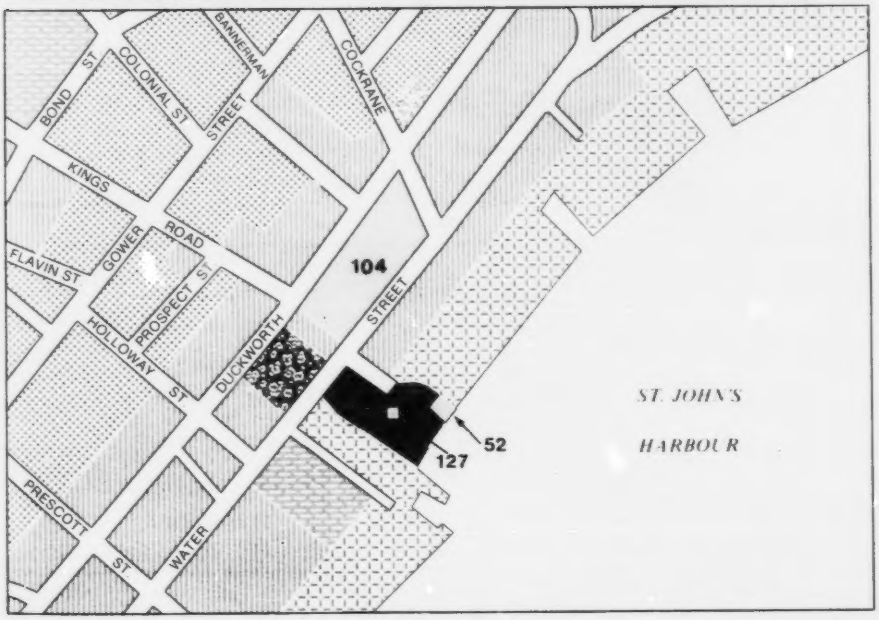
Site 133

**King's and Queen's Wharf (Harbourside Park)**
**Quais du roi et de la reine (Parc Harbourside)**

79 Water Street East, St. John's
79, rue Water est, St. John's

| | |
|---|---|
| OWNER/PROPRIÉTAIRE | TC/TC |
| CRPI/RIC | 1001519 006 MOT2 22308 |
| STUDY YEAR/ANNÉE D'ÉTUDE | 1986 |




BOND ST
COLONIAL ST
BANNERMAN STREET
COCKRANE STREET
KINGS ROAD
FLAVIN ST
GOWER
PROSPECT ST
HOLLOWAY ST
DUCKWORTH
104
WATER STREET
52
127
PRESCOTT ST
ST. JOHN'S HARBOUR

SCALE/ÉCHELLE 1:4800

0 48
m

## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▒ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ▧ |
| AGRICULTURE | AGRICULTURE | □ |

9

**PROPERTY DESCRIPTION** (133) TC KING'S & QUEEN'S WHARF, ST. JOHN'S

## SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 0.31 ha | Irregular | N/A | 1951, 1953/$0 |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| O - Open Space<br>IG - Industrial General | Sloping waterfront property; two wharves connected by breastworks; majority of site is parkland |

| USE | SERVICES AVAILABLE |
|---|---|
| Docking facilities, APA office/habitation space, park; range light (Site 127) 70% landscaped park, 25% wharves/waterlot, 5% parking/access | Water, sewer, electricity |

## BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 1+B | 195.1 $m^2$(E) | 149.8 $m^2$ | 149.8 $m^2$ | Pre 1949 | None (possibly subject to FHBRO review) |

| # | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Brick (concrete foundation) | Repairs (1978) | Poor | N/A |

| # | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | APA | 149.8 $m^2$ | - | Office (28.0 $m^2$), habitation (47.0 $m^2$), storage (74.9 $m^2$) | 0<br>(TC)<br>APA |

## OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| King's Wharf | 223 $m^2$ | Good | Berthing facility (let to City) |
| Queen's Wharf | 250 $m^2$ | Good | Berthing facility/pipeline (let to A. Harvey and Co. Ltd.) |
| Range light tower | (see Site 127) | | |

## SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| IG-Ind. Gen., CCM- Com. Central Mixed, O-Open Space | War Memorial, industrial, commercial, institutional | Medium |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable area | City plans to extend Harbour Drive sometime in future (would cross the northwest corner of this property) |

## OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| None (see Site 127 for TC - Front Range Light) | Good by water and road | 6 spaces (APA) |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Site is accessible | TC is contemplating disposal action |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $0 (property is let) | $3,455 (1984/85) | $264,016 (MGPV) (1984) | $531 (1984) (APA building only) |

## ADDITIONAL INFORMATION

Harbourside Park has been developed by the City of St. John's to commemorate the 400th anniversary of the landing of Sir Humphrey Gilbert at this location on 05 August 1583.

# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 134

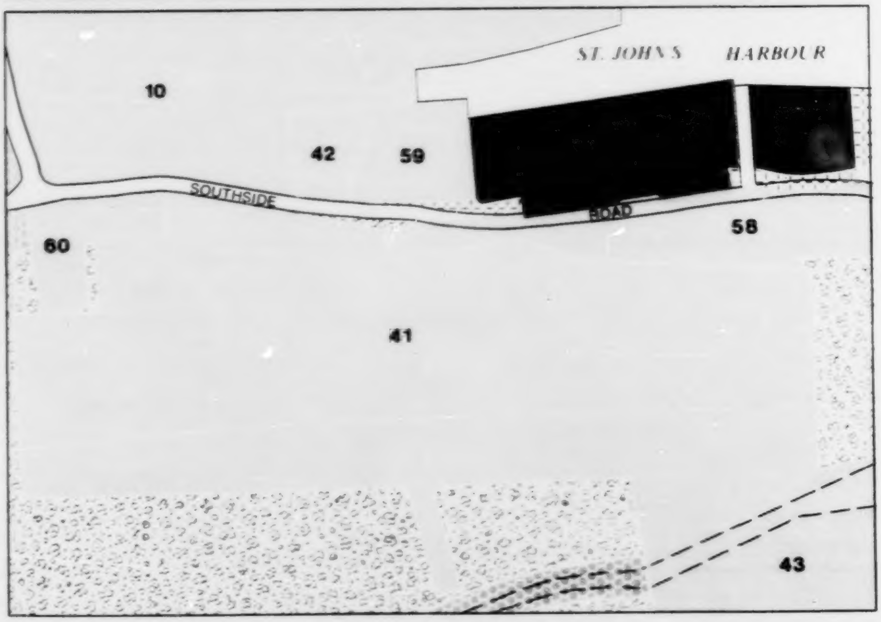
**Canadian Coat Guard, St. John's Base**
**Garde côtière canadienne, Base de St. John's**

Southside Road, St. John's
Chemin Southside, St. John's

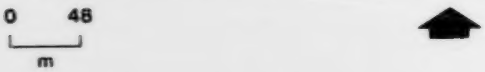
OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986



SCALE ÉCHELLE 1:4800



## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDERALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDERALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ░ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▒ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ▨ |
| AGRICULTURE | AGRICULTURE | □ |

## PROPERTY DESCRIPTION (134) TC CCG ST. JOHN'S BASE, ST. JOHN'S

### SITE

| AREA | DIMENSIONS | LEGAL DESCRIPTION | ACQUISITION DATE/COST |
|---|---|---|---|
| 1.76 ha * | 240 m x 67 m(E) | N/A | 1964/N/A |

| ZONING | PHYSICAL CHARACTERISTICS |
|---|---|
| IG - Industrial General | Two parcels split by a 12.2 m wide access roadway |

| USE | SERVICES AVAILABLE |
|---|---|
| Coast Guard Base and Teleglobe warehouse<br>15% buildings, 75% wharf/storage/parking, 10% vacant/buffer | Water, sewer, electricity |

### BUILDINGS

| # | STORIES | GROSS AREA | RENTABLE AREA | USABLE AREA | CONSTRUCTION DATE | HERITAGE DESIGNATION |
|---|---|---|---|---|---|---|
| 1 | 4 | 6050 $m^2$ | - | 5700 $m^2$ | 1962 | None |
| 1 | 1 | 298 $m^2$ | - | 296 $m^2$ | 1967 | None |
| 1 | 1 | 58 $m^2$ | - | 56 $m^2$ | 1964 | None |
| 1 | 1 to 3 | 1487 $m^2$ | - | N/A | 1963 (E) | None |

|  | BUILDING MATERIAL | MAJOR RENOVATIONS | OBSERVED CONDITION | REMAINING LIFE |
|---|---|---|---|---|
| 1 | Masonry | None | Fair | 20 years |
| 1 | Metal | None | Poor | 2 years |
| 1 | Masonry | None | Good | 20 years |
| 1 | Metal | None | Good | 10 years |

|  | OCCUPANTS | RENTABLE AREA | TERM | USE | #EMPLOYEES |
|---|---|---|---|---|---|
| 1 | TC | - | - | Administration, workshop |  |
| 1 | TC | - | - | Buoy storage and repair | 0 |
| 1 | TC | - | - | Flammable stores | 0 |
| 1 | Teleglobe | - | - | Administration warehouse (built by Teleglobe) | 2 |

### OTHER STRUCTURES

| TYPE | SIZE | CONDITION | USE |
|---|---|---|---|
| Marginal wharf | 265 m length | Fair | Docking facility |

### SURROUNDING AREA

| ZONING | LAND USE | DENSITY |
|---|---|---|
| IG - Industrial General<br>OR - Open Space Reserve | Fish plant, marine, industrial,<br>PCa Small Boat Basin, CN Dockyard | Low to medium |

| TRENDS | PLANNED CHANGE |
|---|---|
| Stable | Possible expansion to CN Syncrolift (see Site 10) |

### OPERATION

| REQUIREMENTS | ACCESS | PARKING |
|---|---|---|
| Waterfront location with docks; storage space, workshops/repair facilities; good road access | Good by water,<br>fair by road | 106 spaces<br>(6 at Teleglobe) |

| HANDICAPPED SERVICES | PLANNED ACTIVITIES |
|---|---|
| Entrance ramp and elevator (administration building) | Air conditioning (main building), buoy shed replacement and electrical repairs to wharf |

| OPERATING EXPENSES | GROSS INCOME | CURRENT VALUE | GRANT IN LIEU OF TAXES |
|---|---|---|---|
| $325,000 (1984/85) | $21,454/annum<br>(Teleglobe lease) | $3,741,400 (MGPV) 1984)<br>(excludes Teleglobe building) | $69,989 (1984) |

### ADDITIONAL INFORMATION

*TC lets 1 816.2 $m^2$ of land to Teleglobe for their warehouse building. TC also occupies a 12.2 m x 71 m right of way that separates the Teleglobe warehouse and CCG Administration Building.

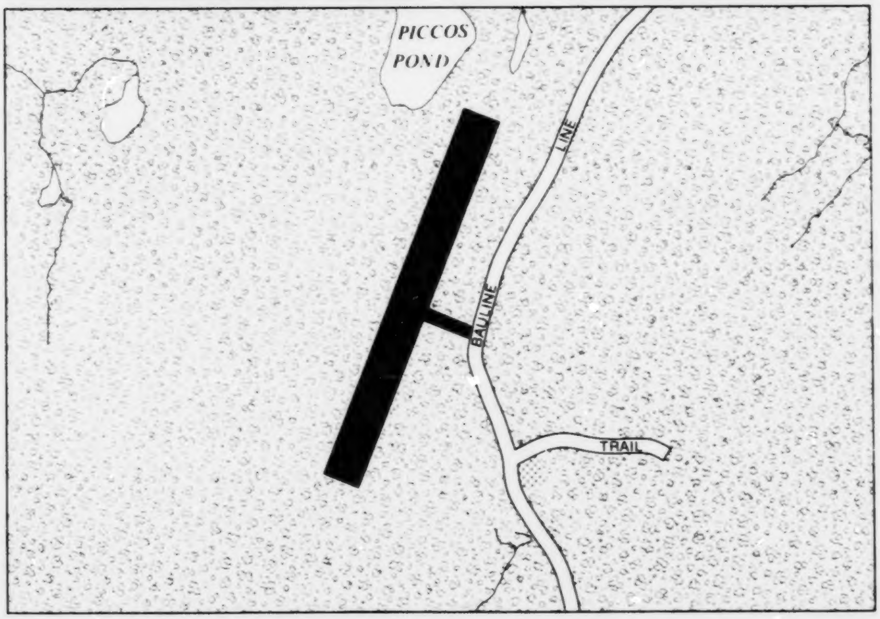
# PROPERTY PROFILE
# PROFIL DE LA PROPRIÉTÉ

Site 135

**Former Ionosphere Sounding Station**
**Ancienne station de sondes (ionosphère)**

Piccos Pond, Bauline Line, St. John's Metropolitain Area
Étang Piccos, ligne Bauline, zone métropolitaine de St. John's

| | |
|---|---|
| OWNER/PROPRIÉTAIRE | DOC/MDC |
| CRPI/RIC | 1001515 006 COM0 00347 |
| STUDY YEAR/ANNÉE D'ÉTUDE | 1986 |



## LEGEND / LÉGENDE

| | | |
|---|---|---|
| FEDERAL PROPERTY<br>STRUCTURE<br>LAND | PROPRIÉTÉ FÉDÉRALE<br>STRUCTURE<br>TERRAIN | ■ |
| OTHER FEDERAL PROPERTIES | AUTRES PROPRIÉTÉS FÉDÉRALES | □ |
| RESIDENTIAL | RÉSIDENTIEL | ▨ |
| COMMERCIAL | COMMERCIAL | ▥ |
| INSTITUTIONAL | INSTITUTIONNEL | ▤ |
| INDUSTRIAL | INDUSTRIEL | ▦ |
| TRANSPORTATION AND UTILITIES | TRANSPORT ET SERVICES PUBLICS | ▩ |
| OPEN SPACE AND RECREATION | ESPACE VERT ET RÉCRÉATION | ▓ |
| UNDEVELOPED | NON AMÉNAGÉ | ░ |
| AGRICULTURE | AGRICULTURE | □ |

SCALE/ÉCHELLE 1:12,500

0 125
m

# PROPERTY DESCRIPTION (135) DOC FORMER IONOSPHERE SOUNDING STATION, ST. JOHN'S METROPOLITAN AREA

## SITE

| | | | |
|---|---|---|---|
| **AREA** | **DIMENSIONS** | **LEGAL DESCRIPTION** | **ACQUISITION DATE/COST** |
| 8.77 ha | 914.4 m x 91.4 m<br>plus access | N/A | 1977*/$0 |

| | |
|---|---|
| **ZONING** | **PHYSICAL CHARACTERISTICS** |
| A - Agriculture | Gently sloping land; mostly wooded; southern portion - marshland |

| | |
|---|---|
| **USE** | **SERVICES AVAILABLE** |
| Former Ionosphere Sounding Station<br>5% access, 95% vacant/excess | Electricity |

## BUILDINGS

| | | | | | | |
|---|---|---|---|---|---|---|
| **#** | **STORIES** | **GROSS AREA** | **RENTABLE AREA** | **USABLE AREA** | **CONSTRUCTION DATE** | **HERITAGE DESIGNATION** |
| 0 | | | | | | |

| | | | | |
|---|---|---|---|---|
| | **BUILDING MATERIAL** | **MAJOR RENOVATIONS** | **OBSERVED CONDITION** | **REMAINING LIFE** |
| | | | | |

| | | | | | |
|---|---|---|---|---|---|
| | **OCCUPANTS** | **RENTABLE AREA** | **TERM** | **USE** | **#EMPLOYEES** |
| | | | | | 0 |

## OTHER STRUCTURES

| | | | |
|---|---|---|---|
| **TYPE** | **SIZE** | **CONDITION** | **USE** |
| Concrete abutment<br>(former antenna base) | N/A | Fair | No longer used |

## SURROUNDING AREA

| | | |
|---|---|---|
| **ZONING** | **LAND USE** | **DENSITY** |
| A - Agriculture<br>A/F - Agriculture/Forestry | Sparse agricultural, undeveloped | Low to nil |

| | |
|---|---|
| **TRENDS** | **PLANNED CHANGE** |
| Stable rural area | None |

## OPERATION

| | | |
|---|---|---|
| **REQUIREMENTS** | **ACCESS** | **PARKING** |
| None; DOC decommissioned the site in 1983 | Fair by road | Not required |

| | |
|---|---|
| **HANDICAPPED SERVICES** | **PLANNED ACTIVITIES** |
| Not required | Disposal by transfer (retrocession) to Province |

| | | | |
|---|---|---|---|
| **OPERATING EXPENSES** | **GROSS INCOME** | **CURRENT VALUE** | **GRANT IN LIEU OF TAXES** |
| $0 | $0 | $ | No grant paid<br>(no grant requested) |

## ADDITIONAL INFORMATION

*The property is subject to a provincial reversionary clause.

## APPENDIX A

## GLOSSARY OF TERMS

### ECONOMIC LIFE

The estimated period over which it is anticipated that a property may profitably be utilized. The period over which a property will yield a return on the investments, over and above the economic rent due to land. This period can never exceed, and generally is shorter than, the physical life of the improvements.

### EXCESS

No longer required for operational purposes by a particular department. See "Surplus Property Procedures".

### FLM

Federal Land Management - FLM policy requires that departments plan their acquisition, use and disposal of lands in a manner consistent with the principle that federal lands should be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

### GROSS AREA - (Outside Gross)

That area measured from the outside surface of the outer building wall to the outside surface of the opposite building wall, for the area of each floor, without any deductions for opening which occur within the floor area. Where balconies and mezzanine floor occur within the exterior walls of the building, the actual area of these is measured and included.

### GROSS INCOME

Potential gross income, including both the amount actually charged to commercial tenants and reimbursing government agencies, as well as the amount which would be charged to government departments.

### HERITAGE DESIGNATION

**Federal Heritage Building Review Office (FHBRO)** - An interdepartmental advisory body responsible for identifying and evaluating heritage buildings (40 years old and older) owned by the federal government and for monitoring the conservation and continued use of these buildings. The two categories are:

> **Classified building** - A federal heritage building that has been identified by the Government of Canada as having the highest heritage significance.
>
> **Recognized building** - A federal heritage building that has been identified by the Government of Canada as having the second highest heritage significance.

**MONITOR**

A recommendation that a property be monitored means that it is to be observed to determine if the problem identified has been solved by the expected action.

**NON HABITABLE VACANT SPACE**

Space which, by reason of design and/or condition, cannot be used to satisfy client requirements.

**OPERATING EXPENSES**

Total operating expenses, including repairs but not capital expenditures, or management fees.

**PROPERTY**

Generally refers to an area of land plus any structures that may be located thereon.

**RENTABLE FLOOR AREA**

That area within the outside walls computed by measuring from the inside surface of the outer building wall to the inside surface of the opposite outer building wall, except where the outer building wall consists of 50% or more glass. In the latter case, the area is computed by measuring the innermost inside surface of such glass to the inside surface of the opposite outer building wall or glass, whichever is applicable. The area includes columns and projections necessary to the building structure but excludes Building Service Area (i.e., furnace rooms, public stairs, etc.)

**REVIEW**

A recommendation that a property be reviewed means that it is to be reevaluated at a specific time.

**SURPLUS PROPERTY PROCESURES**

When a federal department or agency no longer has any use for a property (improved or unimproved land, including waterlots), it completes a "Notice of Excess Crown Property" form, which PWC circulates to other departments. If another department has expressed an interest in acquiring the property, this fact is taken into consideration by PWC which makes a recommendation to TBAC/FLM on the federal departmental or agency transfer of the property. When there is no federal interest, the property may be declared surplus for disposal under the Surplus Crown Assets Act. If a property is determined surplus to federal requirements, Real Estate Services Disposal Guidelines regulate the priority of disposal action and terms of sale (i.e. provincial, municipal, public tender, etc.) or lease. Structures (without land) surplus to departmental requirements are simply reported surplus under the Surplus Crown Assets Act and do not require TBAC/FLM review.

## USABLE FLOOR AREA

The area within the outside walls measured and computed in the same manner as "Rentable Area" but excluding common use areas which serve the entire floor or building, known as Accessory Area (e.g., washrooms, cafeterias).

## APPENDIX B

## ABBREVIATIONS

### Department and Agency Abbreviations

| | |
|---|---|
| Agr | Agriculture Canada |
| APA | Atlantic Pilotage Authority Canada |
| CBC | Canadian Broadcasting Corporation |
| CCAC | Consumer and Corporate Affairs Canada |
| CCG | Canadian Coast Guard |
| CMHC | Canada Mortgage and Housing Corporation |
| CN | Canadian National |
| CN/CGR | Canadian National/Canadian Government Railways |
| COGLA | Canada Oil and Gas Lands Administration |
| CP | Canada Post |
| CSC | Correctional Service Canada |
| CSFC* | Canadian Saltfish Corporation |
| CSIS* | Canadian Security Intelligence Service |
| DOC | Department of Communications |
| DRIE* | Department of Regional Industrial Expansion |
| EC | Environment Canada |
| EC/AES | Atmospheric Environment Service |
| EC/EPS | Environment Protection Service |
| EIC | Employment and Immigration Canada |
| EMR | Energy, Mines and Resources Canada |
| EPC | Emergency Planning Canada |
| EMR/CREO* | Conservation and Renewable Energy Office |
| F&O | Fisheries and Oceans |
| F&O/SCH | Small Craft Harbours |
| GTA* | Government Telecommunications Agency |
| HWC | Health and Welfare Canada |
| Jus | Department of Justice Canada |
| Lab | Labour Canada |
| MSERD | Ministry of State Economic and Regional Development |
| ND | National Defence |
| NFB | National Film Board |
| NRC | National Research Council Canada |
| Parks | Parks Canada |
| PCa | Ports Canada |
| PSC | Public Service Commission of Canada |
| PWC | Public Works Canada |
| RC-CE | Revenue Canada Customs and Excise |
| RCT | Revenue Canada Taxation |
| RCMP | Royal Canadian Mounted Police |
| SC | Statistics Canada |
| SG | Solicitor General |
| SSC | Supply and Services Canada |
| TBS | Treasury Board of Canada Secretariat |
| TC | Transport Canada |
| VAC | Veterans Affairs Canada |

*Unofficial Abbreviation

## General Abbreviations

| | |
|---|---|
| APU | Auxiliary Power Unit |
| ATB | Air Terminal Building |
| CBD | Central Business District |
| CFS | Canadian Forces Station |
| CMA | Census Metropolitan Area |
| CRPI* | Central Real Property Inventory |
| E | Estimate |
| FHBRO* | Federal Heritage Buildings Review Office |
| GOCB | Government of Canada Building |
| HQ | Headquarters |
| ILS | Instrument Landing System |
| MAPP | Major Area Processing Plant |
| MGPV | Municipal Grants Property Value |
| MOU | Memorandum of Understanding |
| MQ | Married Quarters |
| MUN | Memorial University of Newfoundland |
| N/A | Not Available |
| NDB | Non Directional Beacon |
| NHP | National Historic Park |
| POL | Petroleum, Oil and Lubricants |
| ROW | Right of Way |
| TACAN | Tactical Air Navigational Equipment |
| TBAC/FLM* | Treasury Board Advisory Committee on Federal Land Management |
| TV | Television |
| U.S. | United States |
| USAF | United States Air Force |
| VHF | Very High Frequency |
| VHF/DF | Very High Frequency Direction Finder |
| WWI | World War One |
| WWII | World War Two |

* See Appendix A for details.

# APPENDIX C

## ASC PUBLISHED REPORTS

**Newfoundland**

St. John's

**Nova Scotia**

Halifax-Darmouth (update)
Sydney Region

**New Brunswick**

Bathurst
Fredericton
Moncton
Saint John

**Prince Edward Island**

Charlottetown

**Quebec**

Bois Francs Region
The Gaspé/Iles de la Madeleine
Granby
Haut-Saguenay
Lac St. Jean
Lower St. Lawrence
Montreal Island/Laval/Longueil
Quebec Urban Community
Montreal North Shore
Montreal South Shore
Sherbrooke
Sorel
St. Hyacinthe
Trois-Rivières Region
Valleyfield

**National Capital Region (Ontario-Quebec)**

Ottawa-Hull
Upper Ottawa Valley

**Northwest Territories**

Yellowknife

**Yukon**

Whitehorse

**Ontario**

Cornwall
Durham Regional Municipality
Guelph
Halton Regional Municipality (update)
Hamilton-Wentworth Regional Municipality (update)
Kingston
London
Mid-Seaway Corridor
Niagara Region
North Bay
Peel Regional Municipality (update)
Peterborough
Sault Ste. Marie
Sudbury
Thunder Bay
Timmins
Toronto Metropolitan Municipality
Waterloo Regional Municipality (update)
Windsor
York Regional Municipality

**Manitoba**

Winnipeg

**Saskatchewan**

Prince Albert
Regina
Saskatoon (update)

**Alberta**

Calgary
Edmonton
Red Deer

**British Columbia**

Fraser Valley
Kootenays
Okanagan Region
Prince George/Central B.C.
Prince Rupert
Thompson/Nicola Regional District
Vancouver
Vancouver Island
Victoria

# APPENDIX D

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MAPS
NOT
FILMED

CARTES
OMISES